

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

Grantor:

Richard R. Hamilton, Sr.
512 South 3rd Avenue
Chiloquin, OR 97624

Grantees:

Richard Raymond Hamilton
Judy Ann Hamilton
512 South 3rd Avenue
Chiloquin, OR 97624

After recording, return to:

Richard Raymond Hamilton
Judy Ann Hamilton
512 South 3rd Avenue
Chiloquin, OR 97624

TN-APS-65987

Until a change is requested all tax statements
shall be sent to the following address:
512 South 3rd Avenue, Chiloquin, OR 97624

RICHARD & JUDY HAMILTON

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

RICHARD RAYMOND, also known as Richard R. Hamilton, Sr., hereinafter referred to as "GRANTOR", does hereby grants, bargains, sells and conveys unto RICHARD RAYMOND HAMILTON and JUDY ANN HAMILTON, as tenants by the entirety, hereinafter "GRANTEES", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit:

LOT 22, BLOCK 8, SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

BEING THE SAME PROPERTY CONVEYED FROM JOHN MERRIMAN, TRUSTEE OF THE JOHN MERRIMAN 1995 REVOCABLE LIVING TRUS TO RICHARD R. HAMILTON, SR. BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 24, 2015 AS INSTRUMENT NO. 2015-012820.

PROPERTY ADDRESS: 512 South 3rd Avenue, Chiloquin, OR 97624
The legal description was obtained from a previously recorded instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 0.00, (See ORS 93.030)

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

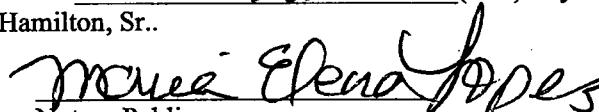
WITNESS Grantor hand this the 23 day of February, 2022.



RICHARD RAYMOND, also known as Richard R. Hamilton, Sr.

STATE OF ~~OREGON~~ California COUNTY OF Santa Cruz

This instrument was acknowledged before me on 2-23-2022 (date) by RICHARD RAYMOND, also known as Richard R. Hamilton, Sr..


Notary Public
Maria Elena Lopez
Print Name

My Commission Expires:

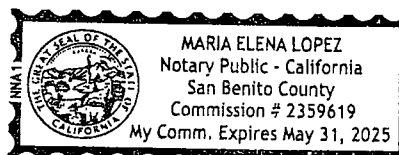


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS
FOLLOWS:

Lot 22, Block 8, South Chiloquin, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.

Parcel ID:221502

Commonly known as 512 South 3rd Avenue, Chiloquin, OR 97624
However, by showing this address no additional coverage is provided