



THIS SPACE RESERVED FOR

2022-002816  
Klamath County, Oregon  
03/07/2022 01:39:02 PM  
Fee: \$87.00

Cindy D. Flackus  
3611 N Hwy 97  
Klamath Falls, OR 97601  
Grantor's Name and Address

Robert V. Flackus  
6502 Moyina Way  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Robert V. Flackus  
6502 Moyina Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Robert V. Flackus  
same as above

File No. 524512AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Cindy D. Hagen, who acquired title as Cindy D. Flackus,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert V. Flackus,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 84 of the Supplemental Plat of Lots 83, 84, 85 and 86 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the non-exclusive perpetual easement in and to a certain well located and situated upon the following described real estate:

A parcel of land in SW1/4 SE1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SW1/4 SE1/4 of said Section 36, which bears North 31° 33' East a distance of 1260.6 feet, more or less, from the S1/4 corner of said Section 36; thence North 69° 50' East 108.0 feet; thence South 16° 06 1/2' East 72.0 feet; thence South 75° 36' West 106.0 feet; thence North 17° 47' West 61.23 feet more or less, to the point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

The true consideration for this conveyance is to clear title

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, 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 PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

In Witness Whereof, the grantor has executed this instrument this 7 day of March, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Cindy Dee Hagen  
Cindy D. Hagen

State of Oregon } ss  
County of Klamath }

On this 7 day of March, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Cindy D. Hagen, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

