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04/08/2022 02:01:50 PM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Jeff Groom 16340 Lower Harbor Rd, Ste. 1 #351 Brookings, OR 974152
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Grantor:
Lloyd V. and Barbara G. Howard
7430 Tingley Lane
Klamath Falls, OR 97601

Grantee:
Republic Industries Corporation
16340 Lower Harbor Rd., Suite 1 #351
Brookings, OR 97415

-BARGAIN AND SALE DEED-

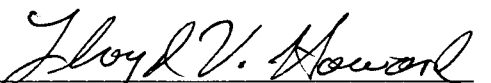
Lloyd V. Howard and Barbara G. Howard, Grantors convey to Republic Industries Corporation, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

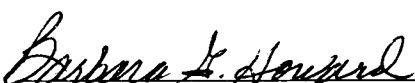
Parcel 1 of Land Partition 12-20, a re-plat of Parcel 2 of the minor land Partition 32-90 as amended by Property Line Adjustment 7-07, situated in the NE ¼ of the SE ¼ of Section 20, Township 39 South, Range 9 East of the Willamette Meridian

The true and actual consideration for this transfer is \$44,600.00. Grantee, as further consideration for this transfer, shall hold harmless and indemnify Grantor from any claim, fine, or liability to Klamath County.

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.

DATED this 4th day of April, 2022.


Lloyd V. Howard, Grantor


Barbara G. Howard, Grantor

*****NOTARY FOLLOWS*****

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 4th day of April, 2022, the above-named Lloyd V. Howard, Grantor and acknowledged the foregoing instrument to be his voluntary act.



[Handwritten signature]

Notary Public for Oregon
My Commission expires: 12/22/24

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 4th day of April, 2022, the above-named Barbara G. Howard, Grantor and acknowledged the foregoing instrument to be his voluntary act.



[Handwritten signature]

Notary Public for Oregon
My Commission expires: 12/22/24