

2022-007761

Klamath County, Oregon

06/23/2022 11:22:01 AM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Henry E. Lehrmann Kay I. Lehrmann P.O. Box 217 Wolf Creek, OR 97497
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Grantors:

Zachariah Drake Morris
2833 E. Sylvia Street
Tucson, AZ 85716

Grantee:

Henry E. Lehrmann
Kay I. Lehrmann
P.O. Box 217
Wolf Creek, OR 97497

-BARGAIN AND SALE DEED-

Zachariah Drake Morris, a married man, Grantor conveys to Henry E. Lehrmann and Kay I. Lehrmann, husband and wife as joint tenants, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 22 in Block 1, Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is settlement of Klamath County Circuit Court case number 22CV07222 litigation. Grantee, as further consideration for this transfer, shall hold harmless and indemnify Grantors 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 31 day of MAY, 2022.

Zachariah Drake Morris
Grantor

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

STATE OF ~~OREGON~~ Arizona)
Davis Manthan AFB) ss.
~~County of Klamath~~)

Personally appeared before me this 31 day of May, 2022, the above-named Zachariah Drake Morris, Grantor and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon Federal
My Commission expires: 17 Apr 2026

ARTIS B. EDMONDSON, SSA USAF
Federal Notary
10 U.S.C. § 1044a

