

2022-008703

Klamath County, Oregon

07/18/2022 09:15:01 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Donald H. Grim
PO Box 2247
Salem, Oregon 97308

SEND TAX STATEMENTS TO:

Joann C. Foulon
15850 NW Central Dr. #207
Portland OR 97229

STATUTORY BARGAIN AND SALE DEED

GRANTOR: Joan C. Foulon

GRANTEE: Joann C. Foulon
Trustee of the Joann C. Foulon Trust, dated October 13, 2021

TRUE AND ACTUAL

CONSIDERATION: The true and actual consideration for this conveyance is \$0 and is made for estate planning purposes only.

DATE: July 13, 2022

Grantor convey to Grantee the following described real property located in Klamath County, Oregon and more particularly described as follows:

Lots 1, 2 and 3 in block 6 of DIXON ADDITION #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

Statutory Bargain and Sale Deed –

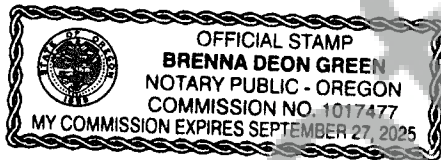
106 S. Williams Ave. / 104 S. Williams Ave. / 121 Henry Street (114 & 116 S. Williams Ave)
Klamath Falls, OR 97601

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.

Joan C. Foulon
Joan C. Foulon

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on 7/13/2022
by Joan C. Foulon, Grantor, now legally known as Joann C. Foulon.



Brenna Deon Green
Notary Public for Oregon
My Commission expires: 9/27/2025