

2022-009250

Klamath County, Oregon



07/28/2022 10:30:48 AM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Floyd William Brady  
12056 Merganser Road  
Klamath Falls, OR 97603

GRANTEES' NAME AND ADDRESS):

Floyd William Brady  
12056 Merganser Road  
Klamath Falls, OR 97603

Marie Anne Thomas  
12056 Merganser Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Floyd William Brady & Marie Anne Thomas  
12056 Merganser Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Floyd William Brady, hereinafter referred to as grantor, conveys rights to Floyd William Brady and Marie Anne Thomas, not as tenants in common, but with rights of survivorship, hereinafter referred to as grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**Lot 127, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the Couty Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27<sup>th</sup> day of July, 2022.

**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,**

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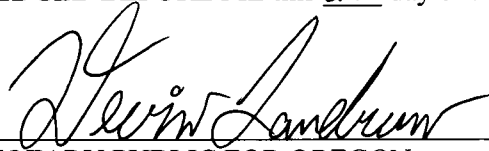
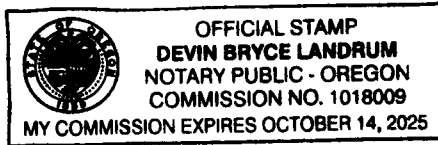
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Floyd William Brady

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 27<sup>th</sup> day of July, 2022, by  
Floyd William Brady



NOTARY PUBLIC FOR OREGON

My Commission expires: 10-14-25