

2022-009556

Klamath County, Oregon

Returned at Counter



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08/05/2022 09:43:09 AM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Myla Vaught, Kevin Vaught, Michael Gray, Jr., Sheri Henry- Spencer, Lisa Henry-Spencer and Savannah Wiersma 4427 Bartlett Avenue Klamath Falls, OR 97603
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Grantors:

Colleen D. Vaught-Gray
P.O. Box 513
Fort Klamath, OR 97626

Grantee:

Myla Vaught, Kevin Vaught,
Michael Gray, Jr., Sheri Henry-Spencer,
Lisa Henry-Spencer, Savannah Wiersma
4427 Bartlett Avenue
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Colleen D. Vaught-Gray, Grantor conveys to Myla Vaught, Kevin Vaught, Michael Gray, Jr., Sheri Henry-Spencer, Lisa Henry-Spencer and Savannah Wiersma, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 2 of Land Partition 36-04, replat of Lot 11 and a portion of Lot 14 of VILLA SAINT CLAIR situated in the NW ¼ NW ¼ of Section 14, T39S, R09E, Klamath County, Oregon.

The true and actual consideration for this transfer is \$252,500.00 (plus costs). Grantees, 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 1st day of July, 2022.

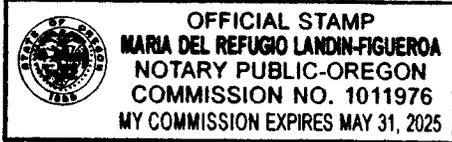
Colleen D. Vaught-Gray
Grantor

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

STATE OF OREGON)
) ss.
County of Klamath)

Colleen D. Vaught-Gray

Personally appeared before me this 1st day of July, 2022, the above-named Colleen D. Vaught-Gray, Grantor and acknowledged the foregoing instrument to be her voluntary act.



Maria Del Refugio Landin-Figueroa
Notary Public for Oregon
My Commission expires: May 31st 2025