

2022-009842

Klamath County, Oregon



00304567202200098420030035

Returned at Counter

08/12/2022 01:13:46 PM

Fee: \$92.00

After Recording Return to:

Denise M. Larsen

7642 Andrew Drive

Klamath Falls, OR 97603

Until a change is requested, please forward all
tax statements to:

Denise M. Larsen

7642 Andrew Drive

Klamath Falls, OR 97603

Tax Assessor's Account No.

BARGAIN AND SALE DEED

This DEED made this August day of 12, 2022 between:

Grantors: Michael E. Davis, whose street address is
10037 County Road 120 #C Tulelake, California 96134 in the
County of Modoc, State of California

Do hereby CONVEY unto:

Grantees: Denise M. Larsen, whose street address is
7642 Andrew Drive Klamath Falls, Oregon 97603 in the
County of Klamath, State of Oregon

of Grantor's right, title or interest in the following real
property:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

Lot 20 Tract 1383- Sierra Heights, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon

Except the following encumbrances: None

Street Address of Real Property: 7642 Andrew Drive, Klamath Falls, Oregon 97603

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 0

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. 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.



(1st Grantor's Signature)

Michael M. Davis

Print Name

(2nd Grantor's Signature)

Print Name

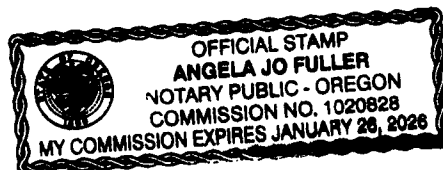
State of OREGON

County of Klamath



This record was acknowledged before me on August 12th, 2022 by
Michael E Davis (name of person acknowledged).

Angela Jo Fuller
Notary Public - State of Oregon



State of OREGON
County of _____

This record was acknowledged before me on _____, 20____ by
_____ (name of person acknowledged).

Notary Public - State of Oregon