

2022-013292

Klamath County, Oregon



00308589202200132920030032

THIS SPACE PROVIDED FOR RECORDER'S USE ON

11/14/2022 02:40:44 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Tabitha Maughan

1111 Wiard St

Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Tabitha Maughan

1111 Wiard St

Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),

- Gideon F. Maughan, a single person,

For and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Tabitha Maughan, 1111 Wiard St, Klamath Falls, Klamath County, Oregon, 97603, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): The South 85 feet of Lot 14 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the southwest corner of said Lot 14; thence North along the East line of Wiard Street, 85 feet; thence East at right angles to Wiard Street, 313 feet to the East line of said lot; thence South along said East line, 85 feet to the Southeast corner thereof; thence West at right angles to Wiard Street, 313 feet to the place of beginning.

Returned at Counter

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 3809-35DB-03500

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 IF 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, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signatures:

DATED: 14 November 2022



Gideon F. Maughan

1111 Wiard St

Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14 day of November,
2022 by Gideon F. Maughan

Amanda Joe Sherrill
Notary Public
Signature of person taking acknowledgement

Notary Public
Title (and Rank)

My commission expires April 05, 2025

