

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Richard R. Pruitt
Phyllis J. Pruitt
8170 Reeve Road
La Pine, OR 97739

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2022-013652
Klamath County, Oregon
11/23/2022 11:37:01 AM
Fee: \$87.00

BARGAIN AND SALE DEED

DONALD H. TIRRILL, Grantor, bargains, sells and conveys to RICHARD R. PRUITT and PHYLLIS J. PRUITT, Grantees, as tenants by the entirety, any interest the Grantor now has in or hereafter acquires in the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance in terms of dollars is a **GIFT**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 23rd day of November, 2022.



DONALD H. TIRRILL

STATE OF OREGON)
) ss.
County of Jackson)

On this 23rd day of November, 2022, personally appeared the above-named DONALD H. TIRRILL, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

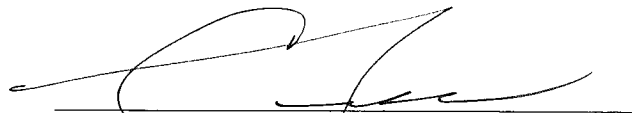
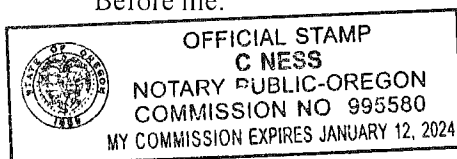

Notary Public for Oregon

EXHIBIT "A"

Real property commonly known as 8170 Reeve Road, La Pine, Klamath County, Oregon, more particularly described as follows:

W $\frac{1}{2}$ of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, Township 23 South, Range 10 East of the Willamette Meridian, together with an easement for ingress, egress and utilities over and across the Westerly 30 feet of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15 of Township 23 South, Range 10 E.W.M.

(Map# 2310-01500-01000 Account #134839)