

2023-000099

Klamath County, Oregon

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00310375202300000990040046

01/06/2023 09:57:29 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Bryan & Susan VaughanAddress: 6414 Ventura DrCity, ST Zip: Klamath Falls, OR 97603**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed Without Covenants**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Seller; for Mortgages/Liens list Borrower/DebtorGrantor Name: Bryan Eugene Vaughan & Susan Frances Vaughan

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/CreditorGrantee Name: Bryan Eugene Vaughan Trustee of the Joint Living Trust of Bryan Eugene Vaughan and Susan Frances Vaughan

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

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

Name: Bryan & Susan VaughanAddress: 6414 Ventura DrCity, ST Zip: Klamath Falls, OR 97603**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ \_\_\_\_\_

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: 3909-012CD-09500

Bargain and Sale Deed being rerecorded at the request of grantor to correct legal description in previously recorded Bargain and Sale deed 2022-13017

Returned at Counter

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**WHEN RECORDED RETURN TO:**

Bryan Eugene Vaughan and Susan Frances Vaughan  
6414 Ventura Dr  
Klamath Falls, Oregon 97603

**MAIL TAX STATEMENTS TO:**

Bryan Eugene Vaughan, Susan Frances Vaughan  
6414 Ventura Dr  
Klamath Falls, Oregon 97603

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**BARGAIN AND SALE DEED WITHOUT COVENANTS**

**THE GRANTOR(S),**

- Bryan Eugene Vaughan and Susan Frances Vaughan, a married couple

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

- The Joint Living Trust of Bryan Eugene Vaughan and Susan Frances Vaughan, Bryan Eugene Vaughan, Trustee, 6414 Ventura Dr, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of OR, State of Oregon:

(legal description): Lot 9,Block19,TRACT NO.27 NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in office of County Clerk of Klamath County

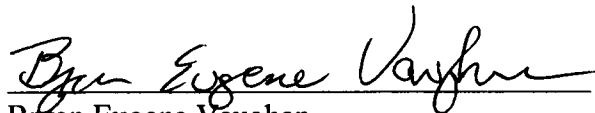
Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall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

Tax Parcel Number: 3909-012CD-09500

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

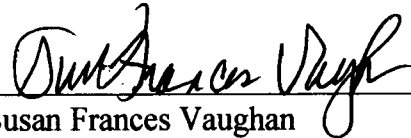
**Grantor Signatures:**

DATED: 11-3-22



Bryan Eugene Vaughan  
6414 Ventura Dr  
Klamath Falls, Oregon  
97603

DATED: 11-3-22



Susan Frances Vaughan  
6414 Ventura Dr  
Klamath Falls, Oregon  
97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

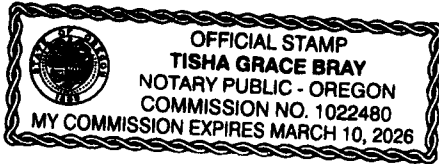
3rd

November

This instrument was acknowledged before me on this 3rd day of November,

2022 by Bryan Eugene Vaughan and Susan Frances Vaughan.

2022



[Signature]

Notary Public

Signature of person taking acknowledgment

Member Service Representative II

Title (and Rank)

My commission expires March 10, 2026