

2023-002450

Klamath County, Oregon



00313315202300024500030039

04/05/2023 02:51:22 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

940 Town Centre Dr. Suite A
Medford, OR 97504

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

940 Town Centre Dr. Suite A
Medford OR 97504

STATUTORY BARGAIN AND SALE DEED

Ronald L. Hall, Grantor, conveys to
Leif R. Johnson, Grantee, the following described real property
situated in Klamath County, Oregon, commonly known as
and legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to: Conditions, covenants, restrictions, reservations, rights, rights of way, and easements now of record, if any.

The true consideration for this conveyance is \$ Ø.

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 TO 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 22 day of February, 20 22

Ronald Hall
Printed Name: RONALD HALL

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me on this 22nd day of February,
2022, by Ronald Hall.



Mary Katherine Valdes
Notary Public for Oregon
My Commission expires: 1-24-25

EXHIBIT "A"

		Alt. APN:	3513E33C03500
County:	Klamath	APN:	R297930
Map Coord:	35S-13E-33-SW	Census Tract:	5
Lot#:	9	Block:	23
Subdivision:	Ferguson Mountain Pines 1st Addition	Tract:	
Legal:	Ferguson Mountain Pines 1st Addition, Block 23, Lot 9		