

THIS SPACE RESERVED FOR RECORD

590914AM

Byron J Werner and Donna J Werner and Nicholas Ford Liday
PO Box 1106
Crescent Lake, OR 97733

Grantor's Name and Address

Byron J Werner and Donna J Werner and Nicholas Ford Liday
PO Box 1106
Crescent Lake, OR 97733

Grantee's Name and Address

After recording return to:
Crescent Lake Realty, LLC
PO Box 1106
Crescent Lake, OR 97733

Until a change is requested all tax statements
shall be sent to the following address:
Crescent Lake Realty, LLC
PO Box 1106
Crescent Lake, OR 97733

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Byron J Werner and Donna J Werner, as Tenants by the Entirety and Nicholas Ford Liday, with right of survivorship**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Crescent Lake Realty, LLC, an Oregon Limited Liability Company

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lots 11, 12, 13, 14 and 15 in Block 38, Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded March 5, 1943 in Deed Volume 153, page 367, and recorded March 25, 1952 in Deed Volume 253, page 583, Deed Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-030CA-06400-000
R-2409-030CA-06500-000
R-2409-030CA-06300-000

The true consideration for this conveyance is **CHANGE VESTING.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

Return To:



Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

In Witness Whereof, the grantor has executed this instrument this 3rd day of May, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Byron J Werner
Byron J Werner

Donna J Werner
Donna J Werner

Nicholas Ford Liday
Nicholas Ford Liday

State of Oregon } ss
County of Klamath }

On this 3rd day of May, 2023, before me, Doris Allphin a Notary Public in and for said state, personally appeared Byron J Werner, Donna J Werner and Nicholas Ford Liday, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Doris L Allphin
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 1-19-2027

