

2023-004287

Klamath County, Oregon



00315477202300042870010018

06/05/2023 02:42:47 PM

Fee: \$82.00

After Recording Return To:
Leahy Cox, LLP
188 West B Street, Bldg N
Springfield, OR 97477

Until Requested otherwise,
send all tax statements to:
Same as before

BARGAIN AND SALE DEED

Brady Percell and Sharon Percell, Grantors, convey to Brady Lee Percell and Sharon Louise Percell, trustees or their successors in interest, of the Brady and Sharon Percell Living Trust dated May 31, 2023, and any amendments thereto, Grantees, the following real property situated in Klamath County, Oregon and more particularly described below:

The S1/2 S1/2 NE1/4 SW1/4 NE1/4 of Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Map & Taxlot # as of date of execution: 2508-00500-00503-000


Tax Account # as of date of execution: 28437

The true consideration of this conveyance is other than monetary.

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.

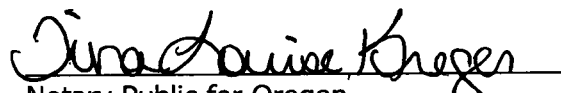
DATED this 31 day of May, 2023.


Brady Percell


Sharon Percell

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on May 31, 2023, by Brady Percell and Sharon Percell.


Notary Public for Oregon

