

After recording return to:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No.: 2682636

Until a change is requested, all tax statements  
shall be sent to the following address:  
Justin M. Fisher and Jessecka M. Sharpe  
947 California Avenue  
Klamath Falls, OR 97601

Tax Account No(s). Account No. 409267, Map No.  
R-3809-0328B-00100

### STATUTORY BARGAIN AND SALE DEED

Justin M. Fisher, Grantor, conveys to Justin M. Fisher and Jessecka M. Sharpe, a married couple, as tenants by the entirety, Grantee, the following described real property:

**Lot 1, Block 99, Buena Vista Addition to the City of Klamath Falls,  
according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.**

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00 (See ORS 93.030)

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, OF 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. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER 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: 6/14/23

  
Justin M. Fisher

STATE OF Oregon

County OF Klamath

I, Kenneth J. Dickinson, a Notary Public for the County of Klamath and State of Oregon, do hereby certify that Justin M. Fisher, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 14 day of June, 2023.

  
Notary Public

My Commission Expires: August 30 2024

