



MTC 5 77858 AM

AFTER RECORDING RETURN TO:

Steve D. Lowell  
Collier's Cleaners  
318 E. Main Street  
Klamath Falls, OR 97601

2023-004870

Klamath County, Oregon

06/26/2023 10:26:02 AM

Fee: \$87.00

SEND TAX STATEMENTS TO:

Collier's Cleaners  
318 E. Main Street  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Collier's Cleaners, a partnership consisting of William B. Collier and Douglas E. Collier, by and through Maxine Collier, the surviving widow and heir of William B. Collier, Grantor, conveys to Steven D. Lowell, Grantee, the following described real property:

*See Exhibit A.*

SUBJECT TO: Real property taxes assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

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.

The true consideration for this transfer is to clear legal title to real property, and stated in terms of dollars, is \$0.00.

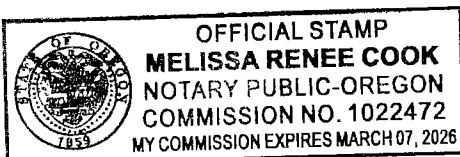
DATED this 24 day of May, 2023.

*Maxine Collier*

Maxine Collier

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24 day of May, <sup>2023</sup>~~2021~~ by *Maxine Collier*



*mcCook*

NOTARY PUBLIC FOR OREGON

My Commission expires:

3/7/26

## EXHIBIT A

That certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

Beginning on the Southwesterly line of East Main Street at a point distant 15 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction to a point in the South line of Lot 29 in said Block 14, distant 14 feet West from the Southeast corner thereof; thence continuing on said line to the intersection with a line running East and West, parallel with and 16 feet South of the North line of Lot 26 in said Block 14; thence West on the last said line to the East line of Richmond Street; thence South 17 feet along the East line of Richmond Street; to a point 8 feet South of the Northwest corner of Lot 25; thence East on a line parallel to the North line of Lot 25 in said Block 14, a distance of 79.68 feet; thence Northeasterly on a line that is at right angles to East Main Street, 92.75 feet to a point in the Southwesterly line of East Main Street, which point is 69 feet Southeasterly from the most Northerly corner of Lot 28; thence Northwesterly on the East line 54 feet to the point of beginning.

and

Beginning on the Southwesterly line of East Main St. at a point distant 69 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence Southwesterly and at right angles to East Main St. 92.75 feet to a point 17 feet North of the South line of Lot 25; thence West 79.68 feet along a line parallel to the South line of Lot 25, in said Block 14, to a point on the East line of Richmond St.; thence South along the East line of Richmond St. 17 feet to the Southwesterly corner of said Lot 25; thence East along the Southerly line of Lot 25, Block 14 to its intersection with the West line of Owens St.; thence North along the West line of Owens St. to its intersection with the Southwesterly line of East Main St.; thence Northwesterly along last said line 19 feet more or less to the point of beginning, situate in the City of Klamath Falls, Klamath County, Oregon, according to the duly plat thereof on record and file in the office of the County Clerk of Klamath County, Oregon.