

Irvin Cutler
Returned at Counter

2023-007331
Klamath County, Oregon



00319099202300073310020028

08/25/2023 03:05:29 PM

Fee: \$87.00

After Recording Return to:

Irvin M Cutler
2153 Wantland Avenue
Klamath Falls, Or. 97601

Send Tax Statements:

Irvin M Cutler
2153 Wantland Avenue
Klamath Falls, Or. 97601

BARGAIN AND SALE DEED

(ORS 93.860)

Irvin M Cutler, Grantor, conveys to
Irvin M Cutler and Tina L Cable, not as tenants in common but with survivorship, Grantee, the following described
real property: 2153 Wantland Avenue, Klamath Falls, Oregon 97601
tax account # 613919, Map # 3809-033DB-12100

See Exhibit 'A' attached hereto and by reference made a part hereof.

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. 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.

The true consideration for this conveyance is \$0.00.

Dated this 25 day of August, 2023

A. M. Cutler

State of OR, County of Klamath, ss.

This instrument was acknowledged before me on August 25 2023
by Irvin M Cutler

Lisa M. Kessler
Notary Public

My commission expires: 10/17/2026

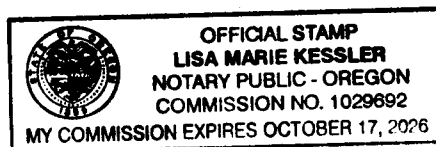


EXHIBIT 'A'

Legal Description:

Lot 15 in Block 212, MILLS SECOND ADDITION to the city of Klamath Falls, Oregon according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon