

2023-007359

Klamath County, Oregon



00319132202300073590030035

08/28/2023 11:30:12 AM

Fee: \$92.00

After recording, return to:

Joseph P. McWilliams
P.O Box 2190
Pecos TX, 79772

Until a change is requested,
all tax statements should be sent to:
Joseph P. McWilliams Jr
P.O Box 2190
Pecos TX, 79772

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,
Charity G. Criss, formerly known as Charity G. McWilliams, a married woman.
157 E. Pond St Century Fl, 32535

CONVEYS to the grantee,
Joseph P. McWilliams Jr, an unmarried man.
P.O Box Pecos TX, 79772

the following described real property:

Parcel 1 lots 1, 2, and 3 in block 5 of Chiloquin Drive Addition Oregon addition
according to official plat thereof on file in the office of the County Clerk of
Klamath County Oregon.

Parcel 2 of block 4 and 5 Chiloquin Drive Addition according to the official plat
thereof on file in the office of the County Clerk of Klamath County Oregon

And commonly known as: 503 S. Park Ave Chiloquin OR 97624

Parcel ID:

The true and actual consideration this conveyance is \$ 30338.50

Thirty Thousand Three Hundred Thirty-eight and 50/100

Source of Title:

Being the same property conveyed by statutory warranty deed from James M. Severin to Joseph P. McWilliams Jr and Charity G. McWilliams recorded Oct 10, 2012 in the records of the Clerk of Klamath County Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record, enforceable in law and equity, and general property taxes for the year 2021 and the year there after

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 13th day of June, 2023.

Charity G Criss

Signature

Charity G Criss

Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF

COUNTY OF

On this 13th day of June, 2023, before me, Notary Public in and for said state, personally appeared _____

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature:

Print Name:

Title:

My Commission Expires:

Lauren K Yoder
Lauren K Yoder
Branch Manager

