

2023-007367

Klamath County, Oregon



00319140202300073670020021

08/28/2023 11:56:10 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Bradford E. Breest  
4366 Round Lake Road  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Bradford E. Breest and Cynthia A. Brooks  
4366 Round Lake Road  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Bradford Elliott Breest and Cynthia Ann Brooks  
4366 Round Lake Road  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**Bradford E. Breest**, hereinafter referred to as grantor, conveys to **Bradford E. Breest and Cynthia A. Brooks, as tenants by the entirety**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcels 1 and 2 of LP 67-07.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., recognition of spousal consideration to property.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

**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,**

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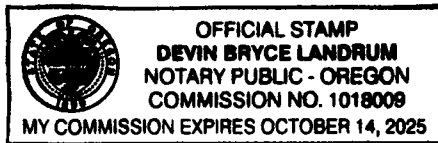
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Aug 25, 2023  
Date

Bradford E. Breest  
Bradford E. Breest

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 25<sup>th</sup> day of  
August, 2023 by Bradford E. Breest.



Devin Bryce Landrum  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-25