

Returned at Counter

2023-007958

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00319824202300079580020020

09/11/2023 03:47:38 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Wallace L. Spires
1111 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Billy Rose
830 Cherry Street
Chico, CA 95928

SEND TAX STATEMENTS TO:

N/A

BARGAIN AND SALE DEED

Wallace L. Spires, hereinafter referred to as grantor, conveys to **Billy Rose**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 and the N ½ of Lot 5, Block 51, HOT SPRINGS ADDITION of 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 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 agreement for property financing.

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,

///

///

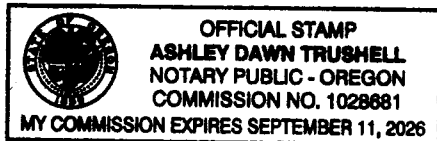
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

9-8-23
Date

Wallace L. Spires
Wallace L. Spires

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 8th day of
September, 2023 by Wallace L. Spires.



Ashley Dawn Trushell
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/11/2026