

2023-008256

Klamath County, Oregon

09/21/2023 09:17:01 AM

Fee: \$92.00

After Recording, Return to:
Mortgage Information Services, Inc.
Attn: Recording Dept.
4877 Galaxy Parkway, Suite 1
Cleveland, OH 44128

Until a change is requested,
all tax statements should be
sent to the following address:
James David Gordon
Terry Gordon
9506 Ben Kerns Rd.
Klamath Falls, OR 97601

M.I.S. FILE NO

2509159

BARGAIN AND SALE DEED

James David Gordon, a married man. Grantor, of 9506 Ben Kerns Rd., Klamath Falls, OR 97601, conveys, releases and quitclaims to James David Gordon and Terry Gordon, husband and wife, as tenants by the entirety, Grantee, of 9506 Ben Kerns Rd., Klamath Falls, OR 97601, all right, title, and interest in the following described real property:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Commonly known as: 9506 Ben Kerns Rd., Klamath Falls, OR 97601

Tax Account No.: 500238

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 conveyance is \$ 0.00. Other value was the whole consideration.

Dated this 11th day of September, 2023

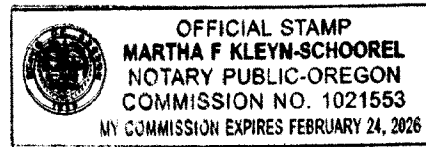
James David Gordon
James David Gordon

STATE OF OREGON)
) SS:
COUNTY OF KLAMATH)

This Instrument was acknowledged before me on this 11th day of September, 2023 by
James David Gordon.

Martha F. Kleyn-Schoorel
NOTARY PUBLIC

My Commission Expires: 02-24-26



Commitment No 2509159

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 8 IN BLOCK 18 OF SECOND ADDITION TO KLAMATH RIVER, ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

MANUFACTURED/MOBILE HOME:

NEW/USED: USED

YEAR: 1994

MANUFACTURER'S NAME: FUQUA

MODEL NAME AND MODEL NO.: 464

LENGTH X WIDTH: 64.00 X25.00

SERIAL NO.: 12959

HUD #: 258263 258264

Parcel ID: 500238

Commonly known as 9506 BEN KERNS Road, Klamath Falls, OR 97601

However, by showing this address no additional coverage is provided

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.
27C165A37

ALTA Commitment For Title Insurance-08-01-201690days w-OR OTIRO
C-03 Condition 9 Arb Deleted 2/15/2018 Mod_C165A

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association. ©2006-2016, American Land Title Association. All rights reserved.

