

2023-008570

Klamath County, Oregon



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10/02/2023 02:58:33 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Dana McReynolds
1598 Hallet Court
Salem, OR 97304

GRANTEE'S NAME AND ADDRESS:

Kimberlee McReynolds
425 N. 2nd Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Kimberlee McReynolds
425 N. 2nd Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Dana McReynolds, hereinafter referred to as grantor, conveys the entirety of his interest in the subject real property to **Kimberlee McReynolds**, hereinafter referred to as grantee, so that Kimberlee McReynolds now holds an undivided one-hundred percent (100%) interest, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southerly 36 feet and 8 inches of Lots 6 and 7 in Block 9 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Property ID: 474702
Map Tax Lot: 3809-032BD-01600

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., transfer of real property interest.

IN WITNESS WHEREOF, the grantors have executed this instrument as of the date set opposite from their respective signatures, 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

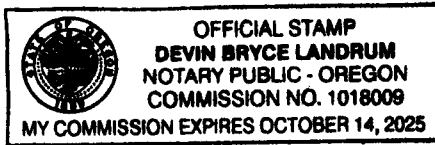
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

9/29/2023
Date

Dana McReynolds
Dana McReynolds

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 29th day of
September, 2023 by Dana McReynolds.



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