

2023-009130

Klamath County, Oregon



00321235202300091300020023

10/23/2023 02:15:28 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Alfred R. Augustine and Joy M. Augustine, Grantors and Alfred Augustine and Joy Margaret Augustine, TRUSTEE OF ALFRED AUGUSTINE and JOY MARGARET AUGUSTINE JOINT REVOCABLE LIVING TRUST EXECUTED ON October 18, 2023, Grantees

After Recording, Return to:

Alfred Augustine
Joy Margaret Augustine
415 Hillside Avenue
Klamath Falls, OR 97601

**Until a change is requested,
all tax statements shall be
sent to the following address:**

Alfred Augustine
Joy Margaret Augustine
415 Hillside Avenue
Klamath Falls, OR 97601

Real property commonly known as 415 Hillside Avenue, Klamath Falls, OR 97601.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Alfred R. Augustine and Joy M. Augustine, Grantors, convey to Alfred Augustine and Joy Margaret Augustine, or their successor in trust AS TRUSTEE OF ALFRED AUGUSTINE and JOY MARGARET AUGUSTINE JOINT REVOCABLE LIVING TRUST EXECUTED ON October 18, 2023, including any amendments thereto, Grantees, the following described real property located in Klamath County, Oregon:

All of Lot 7 and the N1/2 of Lot 8 in Block 3 of THE TERRACE, AN ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER with that portion of vacated Mesa Street which inurred thereto.

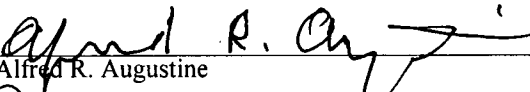
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

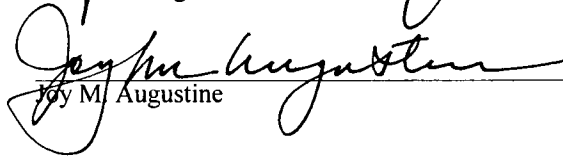
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or other value given or promised, which is the whole consideration.

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.


DATED: October 18, 2023


Alfred R. Augustine


Joy M. Augustine

STATE OF OREGON)
County of Jackson) SS

Personally appeared the above-named Alfred R. Augustine and Joy M. Augustine, and acknowledged the foregoing instrument to be their voluntary act and deed on this 18th day of October, 2023.


Notary Public for Oregon
My Commission Expires: 10-5-2027

