

2023-009569

Klamath County, Oregon

After recording return to:

Strohman Ford, LLC
1400 Executive Parkway, Suite 300
Eugene, Oregon 97401



11/06/2023 01:33:09 PM

Fee: \$87.00

Send Tax Statements to:

No Change

BARGAIN AND SALE DEED

Douglas L. Van Sant and Richard Zeleny, Grantors, convey to Douglas L. Van Sant and Christina M. Van Sant, husband and wife, Grantees, as to an undivided one-half interest, and Richard Zeleny and Denise Zeleny, husband and wife, Grantees, as to the remaining undivided one-half interest, the following-described real property in Klamath County, Oregon:

Lot 9 in Block 9 of Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Address: 124356 Adell St., Crescent Lake, OR 97733
Map & Tax Lot No.: 2607-001A0-10000
Tax Account No.: R162601

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 part of the consideration. This transfer is to correct vesting.

In construing this deed where the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to entities and individuals.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly does not relieve Grantor of any liability or obligations under this instrument, but merely defines the scope, nature, and amount of such liability or obligations.

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

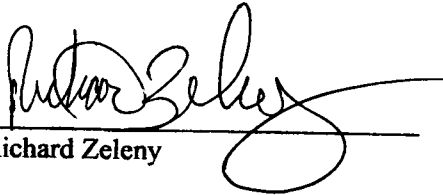
1 - BARGAIN AND SALE DEED (124356 Adell St.)

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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.

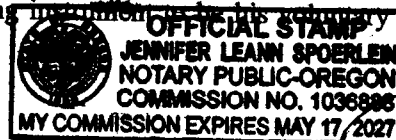
DATED: 10/24, 2023.

GRANTOR:


Richard Zeleny


STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on October 24th, 2023, the above-named Richard Zeleny and acknowledged the foregoing instrument to be his voluntary act and deed.



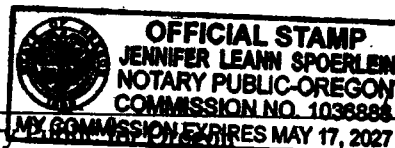

Notary Public for Oregon

DATED: 10 - 24, 2023.


Douglas L. Van Sant

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on October 24, 2023, the above-named Douglas L. Van Sant and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary

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