

470323087131-AC  
RECORDING REQUESTED BY:  
 **TICOR TITLE**  
Company of Oregon  
1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**  
John Najar and Lisa Najar

**GRANTEE'S NAME:**  
Lisa Elaine Najar and Johnnie Najar, II

**AFTER RECORDING RETURN TO:**  
Lisa Elaine Najar and Johnnie Najar, II  
820 E. Main Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**  
Lisa Elaine Najar and Johnnie Najar, II  
820 E. Main Street  
Klamath Falls, OR 97601

820 E Main Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**John Najar and Lisa Najar**, Grantor, conveys to **Lisa Elaine Najar and Johnnie Najar, II**, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

The North 40 feet of Lots 604 and 605 in Block 103, MILLS 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.

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See ORS 93.030).

**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.**

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/20/23  
[Signature]  
John Najjar  
[Signature]  
Lisa Najjar

State of OR  
County of Jackson

This instrument was acknowledged before me on 11.20.23 by Lisa Najjar and John Najjar.

[Signature]  
Notary Public - State of Oregon  
My Commission Expires: 12/21/24

