

After recording return to:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No.: 3092948

2024-005769
Klamath County, Oregon
07/08/2024 08:51:02 AM
Fee: \$82.00

Until a change is requested, all tax statements shall be sent to the following address:
Richard Francis Mulkey, Jr. and Glenda L. Mulkey
5020 Weyerhaeuser Road
Klamath Falls, OR 97601

Tax Account No(s). Account No. 496662 / Map No.
3908-013DA-03000

STATUTORY BARGAIN AND SALE DEED

Glenda L. Mulkey, a single woman, Grantor, conveys to Richard Francis Mulkey, Jr., a married man, and Glenda L. Mulkey, a single woman, not as tenants in common, but with right of survivorship, Grantee, the following described real property:

All of Lots 1 and 2, the West 100 feet of Lots 16 and 17, the North 35 feet of Lot 3, the North 35 feet of the West 100 feet of Lot 15, all in Block 25 of WEST KLAMATH, according to the official plat thereof on file in Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley which inured thereto.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 06/29/2024

Glenda L. Mulkey

STATE OF Oregon

County OF Klamath

I, Kenneth James Dickinson, a Notary Public for the County of Klamath and State of Oregon, do hereby certify that Glenda L. Mulkey, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 29 day of June, 2024.

Kenneth James Dickinson
Notary Public

My Commission Expires: 01-04-2028

