

2024-006815

Klamath County, Oregon



00331949202400068150020027

08/05/2024 02:05:28 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Mark S. Draper and Wendy Morgan-Draper as tenants by the entirety, Grantors and Mark S. Draper and Wendy J. Morgan-Draper, or their successor in trust as trustee of the Mark S. Draper and Wendy J. Morgan-Draper Joint Revocable Living Trust executed on July 31, 2024, Grantees

After Recording, Return to:

Mark S. Draper
Wendy J. Morgan-Draper
616 Hemlock Avenue
Central Point, OR 97502

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

Mark S. Draper
Wendy J. Morgan-Draper
616 Hemlock Avenue
Central Point, OR 97502

Real property commonly known as 22606 Varney Creek Road, Klamath Falls, OR 97601.

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

Mark S. Draper and Wendy Morgan-Draper as tenants by the entirety, Grantors, convey to Mark S. Draper and Wendy J. Morgan-Draper, or their successor in trust as trustee of the Mark S. Draper and Wendy J. Morgan-Draper Joint Revocable Living Trust executed on July 31, 2024, including any amendments thereto, Grantees, the following described real property located in Klamath County, Oregon:

**LOT 53 IN BLOCK 3, TRACT NO. 1017, MOUNTAIN LAKE
HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.**

Subject to:


1. **Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**


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: July 31, 2024

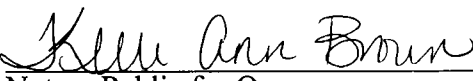

Mark S. Draper


Wendy Morgan-Draper

STATE OF OREGON)
) SS
County of Jackson)

Personally appeared the above-named Mark S. Draper and Wendy Morgan-Draper, and acknowledged the foregoing instrument to be their voluntary act and deed on this 31st day of July, 2024.




Notary Public for Oregon
My Commission Expires: 10/05/2027