

Amerititle 648130am

File No.: 24-178035

2024-007548

Klamath County, Oregon

08/29/2024 12:37:02 PM

Fee: \$92.00

| Grantor |
|---|
| Northwest Real Estate Solutions LLC Northwest Real Estate Solutions LLC 4476 London Drive Parkdale, OR 97041 |
| Grantee |
| Bryona Marie Morales Northwest Real Estate Solutions LLC 4476 London Drive Parkdale, OR 97041 |
| After recording return to |
| Bryona Marie Morales 723 Doty Street Klamath Falls, OR 97601 |
| Until requested, all tax statements shall be sent to |
| No Change-that of record Tax Acct No(s): R-3809-029CD-08900-000, 367579 |

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Northwest Real Estate Solutions LLC, Grantor, conveys to Bryona Marie Morales, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is **This deed is being recorded to fulfill the Memorandum of Real Estate Purchase Agreement recorded on June 18, 2024 as 2024-004948.** (Here comply with requirements of 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.

Executed this 28 day of August, 2024.

Northwest Real Estate Solutions, LLC

By: [Signature], manager
Adam Kuatt, Managing Member

STATE OF OREGON

COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 28 day of August, 2024 by Adam Kuatt as Managing Member of Northwest Real Estate Solutions, LLC.

[Signature]
Notary Public for OREGON
My Commission Expires: 4-5-2026



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8, Block 4 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.