



After recording return to:
Otis F. Fanning
353 Eagle Claw Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Otis F. Fanning
353 Eagle Claw Drive
Klamath Falls, OR 97603

File No.: 7161-4208340 (JC)
Date: October 17, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Otis F. Fanning, Grantor, conveys to **Otis F. Fanning and Teresa Fanning**, as tenants by the entirety, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Vacated Block 53 of WORDEN TOWNSITE, and those portions of vacated streets which inures thereto, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that portion of the vacated alley which would inure by vacation recorded April 10, 2014 as Volume 2014, Page 003133, records of Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

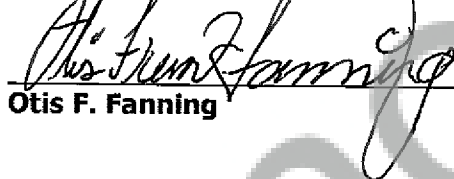
APN: **818930**

Bargain and Sale Deed
- continued

File No.: **7161-4208340 (JC)**
Date: **10/17/2024**

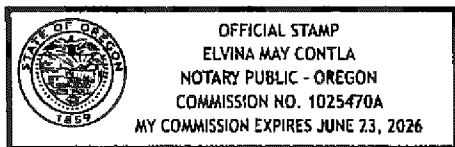
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 22 day of October, 2024.


Otis F. Fanning

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 22 day of October, 2024 by **Otis F. Fanning**.




Notary Public for Oregon
My commission expires: 6/23/26