

2024-010523

Klamath County, Oregon

12/05/2024 01:13:02 PM

Fee: \$87.00

GRANTOR'S NAME:

Keegan Shivers and Nickolas Shivers

GRANTEE'S NAME:

Keegan Shivers

AFTER RECORDING RETURN TO:

Keegan Shivers
6625 SW Sunridge Ct
Tualatin, OR 97062

SEND TAX STATEMENTS TO:

Keegan Shivers
6625 SW Sunridge Ct
Tualatin, OR 97062

173467, and 3809-020-DD-10600
1535 Mar St, Klamath Falls, OR 97601-1590

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Keegan Shivers and Nickolas Shivers, not as tenants in common but with the rights of survivorship, Grantor, conveys to **Keegan Shivers**, Grantee, the following described real property, situated in the County of Pueblo, State of Oregon,

Lot 1, in Block 6 of Tract 1145, Nob Hill, a Resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on the 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: 12/2/24

[Signature]
Keegan Shivers

[Signature]
Nickolas Shivers

State of Oregon
County of Clatsop

This instrument was acknowledged before me on December 4, 2024 by Keegan Shivers.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9/27/2025



State of Oregon
County of Clatsop

This instrument was acknowledged before me on Dec 2 2024 by Nickolas Shivers.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/9/27

