

BE

NO PART OF ANY STEVENS-NESS FORM

2012-005101

Klamath County, Oregon



00118115201200051010020026

05/15/2012 03:33:48 PM

Fee: \$42.00

ROGER ASAY
9444 EAGLE WAY
SALINAS, CA 95907
LAURIE A. KOONTZ
15710 RIVEREDGE RD
KLAMATH FALLS, OR 97601

After recording, return to (Name, Address, Zip):

LAURIE KOONTZ
P.O. Box 702
KEND, OR 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ROGER H. ASAYhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAURIE A. KOONTZhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

PROPERTY LOCATED AT 15710 RIVEREDGE RD, KLAMATH FALLS, OR 97601. PARCEL # R-3907-036A000500-000/M-085221

See attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00. © However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. © (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 5/15/12; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 15, 2012by Roger H. Asay

This instrument was acknowledged before me on

by
as

Lisa M. Kessler
Notary Public for Oregon
My commission expires March 13, 2015

*

- - Property Data Selection Menu - -

Owner: ASAY ROGER

Prop ID : R490230 (Real Estate) (259474) 15710 RIVEREDGE RD

Map Tax Lot: R-3907-036A0-02500-000 KENO, OR 97627

Legal : KLAMATH RIVER ACRES, BLOCK 6, LOT
2, MH X# 85221

Situs : 15710 RIVEREDGE RD
KLAMATH FALLS, OR 97601

Year Built :
Living Area:

Name(s) :

Area : 097

Sale Info : 06/02/11 \$100,000

2011 Roll Values

Deed Type : 05

RMV Land \$ 73,550 (+)

Instrument: 11-007106

RMV Improvements \$ 27,820 (+)

2011 Tax Status * No Taxes Due *

RMV Total \$ 101,370 (=)

Current Levied Taxes : 822.05

Total Exemptions \$ 0

Special Assessments : 66.25

M5 Net Value \$ 101,370

M50 Assd Value \$ 77,550

(AD) Alt Disp

(Y) primary

(SE)condary

(L)and/Impr

(G)en Appr

(O)wnership

(H)istory

(.) More

Enter Option from Above or <RET> to Exit: _

"1" Is An Illegal Response