

2012-011998

Klamath County, Oregon



00126425201200119980010018

10/30/2012 10:58:34 AM

Fee: \$37.00

BL 1396-10471

JIM P. CHADDERDON AND

JANE K. CHADDERDON

3006 FRONT STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address

ORCHARD HILL INVESTMENTS, LLC

317 S. 7TH STREET #5232

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

ORCHARD HILL INVESTMENTS, LLC

317 S. 7TH STREET #5232

KLAMATH FALLS, OR 97601

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

ORCHARD HILL INVESTMENTS, LLC

317 S. 7TH STREET #5232

KLAMATH FALLS, OR 97601

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JIM P. CHADDERDON AND JANE K. CHADDERDONhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ORCHARD HILL INVESTMENTS, LLChereinafter 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 (legal description of property):

**Lot 14, Block 44, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, according to the official plat thereof
on file in the office of the Clerk of Klamath County, Oregon.**

Code 001 MAP R-3809-028CA-06100-000 Key No.: R305770

And commonly known as: 2039 Huron Street, Klamath Falls, Oregon 97601

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(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 \$ 1.00. ^① 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. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on OCTOBER 29, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 29, 2012by Jim P. Chadderdon and Jane K. Chadderdon

This instrument was acknowledged before me on

by

as

of



Cherice F. Treasure

Notary Public for Oregon

My commission expires 6/17/2016