Comment & Comment

2012-012094 Klamath County, Oregon



10/31/2012 11:10:04 AM

Fee: \$47.00

Until requested otherwise, send all Tax statements to: Eric Ronemus and Anne Uzzell 8375 Gold Ray Rd. Central Point, OR 97502

Grantor Name and Address: Patrick Barry and Anne Barry

Central Point, Oregon 97502

1959 Old Military Rd.

DEED AND BILL OF SALE

This deed and bill of sale dated this 24 day of October, 2012, executed and delivered by and between Patrick Barry and Anne Barry, husband and wife, hereinafter collectively referred to as "Seller" and Anne M. Uzzell and Eric Ronemus, husband and wife, hereinafter collectively referred to as "Buyer".

WITNESSETH:

Seller hereby bargains, sells, and conveys all buildings, improvements, fixtures and personal property located at Lot 17, Block E of Lake of the Woods Recreation Sub Unit (Summer Homesites), Klamath County, Oregon, hereinafter collectively called "Property", excepting assorted personal property previously agreed upon and identified between Buyer and Seller.

Property shall include all State and Federal water rights currently and previously associated and used at the premises. Further, Property shall include all docks, outbuildings and outbuilding contents, and any and all other watercraft and associated personal property located thereon, except as identified above.

Buyer and Seller agree that the joint checking account between the parties shall be split equally.

This deed and bill of sale transfers and conveys all Property located at the premises, excepting the real property, which property is owned by USDA Forest Service and subject to a special use permit authorized by USDA Forest Service, permit number: E-17. The Seller warrants to Buyer that they have good and marketable title to said Property, full authority to sell and transfer said Property, and that said Property is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

Seller further warrants to Buyer that they will fully defend, protect, indemnify and hold harmless the Buyer and its lawful successors and assigns from any adverse claims made thereto by all persons whomsoever.

Said property is sold to Buyer in "AS IS WITH ALL FAULTS" condition and where presently located, without any warranties by Seller, express or implied.

The true and actual consideration paid for this transfer is \$100,000.00.

Seller:	
Anne Barry Pa	trick Barry
Buyer:	
Anne M. Uzzell Eri	c Ronemus
DATED this 19 day of 0ct, 2012. STATE OF OREGON)	
County of Jackson)ss.	
This instrument was acknowledged before no his voluntary act and deed.	ne this day of <u>0ct 19</u> , 2012, by wledged the above instrument to be
OFFICIAL SEAL RACHEL ELISE ELIOT NOTARY PUBLIC-OREGON COMMISSION NO. 453742 MY COMMISSION EPIRES NOVEMBER 09, 2014	Chel Elize Eliot eary Public for Oregon
STATE OF OREGON))ss. County of Jackson)	
This instrument was acknowledged before m Anne Borro, and she acknowl her voluntary act and deed.	e this day of Oct 19, 2012, by edged the above instrument to be



Notary Public for Oregon

STATE OF OREGON)		
County of Jackson)ss.)		
This instrument was acknounced in the Ronemus his voluntary act and deed.	_, and he acknowle	e this day of 24 0 d edged the above instru	, 2012, by ment to be
OFFICIAL SE M. ANETTE V NOTARY PUBLIC- COMMISSION NO. MY COMMISSION EXPIRES OC	OUNG DESCRIPTION	ny Public for Oregon	ry-
STATE OF OREGON))ss.		<i>J</i>

This instrument was acknowledged before me this day of 24 oct., 2012, by Anne Uzzel), and she acknowledged the above instrument to be her voluntary act and deed.



County of Jackson

Motary Public for Oregon