

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-000049

Klamath County, Oregon



00129381201300000490020025

01/02/2013 02:27:21 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Robert Hansen  
Judy A. Hodge  
1647 NW Canyon Dr. Redmond, OR 97756  
Eric Bergstrom  
PO Box 71 Sprague River, OR 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Eric Bergstrom  
PO Box 71  
Sprague River, Oregon 97639

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

Eric Bergstrom  
PO Box 71  
Sprague River, OR 97639

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Robert J. Hansen and

Judy A. Hodge

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Eric Bergstrom

hereinafter 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):

Sprague River  
Block 7  
Lot 10 and 11

(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 \$ 4000.00

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. ① (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 12/17/12; 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.

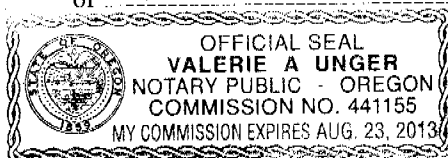
Robert J. Hansen  
Judy A. Hodge

STATE OF OREGON, County of POLK

This instrument was acknowledged before me on December 17, 2012

by ROBERT J. HANSEN

This instrument was acknowledged before me on

by  
as  
of

Valerie A. Unger  
Notary Public for Oregon  
My commission expires 8/23/13

# INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon }  
County of Deschutes } ss.

On this the 26<sup>th</sup> day of December, 2012, before  
me, Keegan Richardson, the undersigned Notary  
Name of Notary Public  
Public, personally appeared Sudy Hodge,  
Name(s) of Signer(s)

☐ personally known to me -- OR --

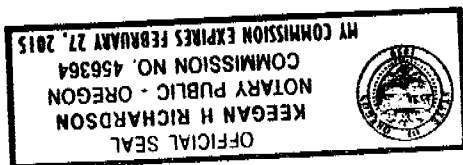
☒ proved to me on the basis of satisfactory  
evidence

to be the person(s) whose name(s) is/are  
subscribed to the within instrument, and  
acknowledged to me that he/she/they  
executed the same for the purposes therein  
stated.

WITNESS my hand and official seal.

Keegan H Richardson  
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)



Place Notary Seal and/or Any Stamp Above

## OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

Right Thumbprint  
of Signer

Top of thumb here