

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2013-003701

Klamath County, Oregon



00133943201300037010010014

04/08/2013 03:46:09 PM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

SEAN M. HART & Paul J Hutchinson
701 CALIFORNIA AVE
KLAMATH FALLS OR 97601

Grantor's Name and Address

PAUL J. HUTCHINSON
701 CALIFORNIA AVE
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

PAUL J HUTCHINSON
701 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

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

PAUL J HUTCHINSON
701 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PAUL J. HUTCHINSON and SEAN M. HART

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

PAUL J. HUTCHINSON

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 _____ County, State of Oregon, described as follows (legal description of property):

The Westerly 120 Feet of Lot 11, Block 102, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows,

Beginning at the Northwest Corner of Lots 10 and 11, to said Block, 120 feet, Running thence South parallel with East line of said Lot 11 to the South line of said Lot 11, running thence West along the Southern line of said Lot 11, 120 feet to the Southwest Corner of said Lot 11, Thence northerly 60 feet to the Place of beginning.

(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 \$ 0 - zero dollars. 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 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 April 8, 2013; 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.

Paul J. Hutchinson
Sean Hart

STATE OF OREGON, County of Klamath) ss.

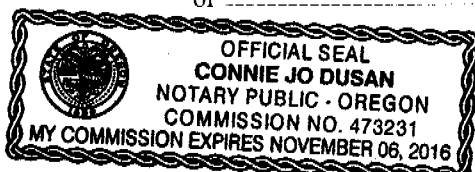
This instrument was acknowledged before me on April 8, 2013
by Paul J. Hutchinson and Sean M. Hart

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Connie Jo Dusan

Notary Public for Oregon

My commission expires November 6, 2016