

2013-004109

Klamath County, Oregon



00134444201300041090020028

04/18/2013 09:25:06 AM

Fee: \$42.00

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) &  
205.238:

**Craig Christiansen  
Christy Christiansen  
717 SW Otter Way  
Bend, OR 97702**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Bill of Sale / DEED**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

**Direct Party/Grantor (s) Names and Address**

**Tom Sakadia  
3716 Princeton Way  
Medford, OR 97504**

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

**Craig Christiansen  
Christy Christiansen**

**Grantee's Address:  
717 SW Otter Way  
Bend, OR 97702**

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

**Alexandra Opie  
1720 Winter Street SE  
Salem, OR 97302**

**6. TRUE AND ACTUAL  
CONSIDERATION - Required by**

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$200,000.00**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**


Required by ORS 312.125(4)(b)(B):

**BILL OF SALE DEED**

In consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00) the receipt whereof hereby is acknowledged, the undersigned hereby conveys and sells unto Craig Christiansen and Christy Christiansen, husband and wife, hereinafter called "buyer", an undivided one-half leasehold interest in Lot 9, Block D, U.S. Forest Service, LAKE OF THE WOODS SUMMER HOMESITES, Klamath Falls, Oregon.

The undersigned hereby covenants to and with buyer to be the owner of said personal property, having a good right to sell same, and that the same is free from all encumbrances and warrant and defend same against the lawful claims of all persons whomsoever.

DATED this 25 day of January, 2008.

  
Thomas R. Sakraida

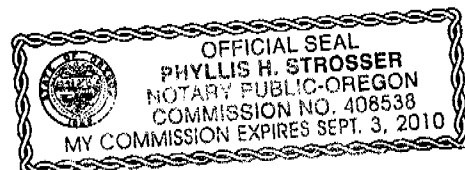
STATE OF OREGON                     )  
  ) §  
COUNTY OF JACKSON            )

Personally appeared the above-named Thomas R. Sakraida, and acknowledged the foregoing instrument to be a voluntary act. Before me:

  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

Mail Tax Statements to:

35 SW Quail Butte Place  
Bend OR 97702



DAVIS, HEARN  
SALADOFF & BRIDGES  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com