

2013-010789

Klamath County, Oregon



00142724201300107890020023

09/24/2013 09:26:21 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:  
FITCH LAW GROUP, PC  
210 SW 5<sup>th</sup> St., Suite 2  
Redmond OR 97756

Unless Otherwise Requested, All  
Tax Statements Shall be sent to:  
Sage Builders, LLC  
PO Box 458  
Redmond, Oregon 97756

### BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is \$1, plus other valuable goods and consideration.

**Sage Builders, LLC**, Grantor, grants, bargains, sells and conveys unto **Carolyn Christine Koon**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 2, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**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.**

*[Signature page follows]*

DATED this 17<sup>th</sup> day of September, 2013.

SAGE BUILDERS, LLC

Paul A. Whitaker  
By: PAUL A. WHITAKER  
Its: TREASURER

STATE OF OREGON            )  
                                      : ss.  
County of Deschutes        )

Personally appeared before me this 17<sup>th</sup> day of September, 2013, the above-named Paul A. Whitaker, and acknowledged the foregoing instrument to be his voluntary act and deed.



Hannah S. Durighello  
Notary Public of Oregon