

2013-011874

Klamath County, Oregon



00144006201300118740020027

10/21/2013 09:59:00 AM

Fee: \$42.00

TL Map No. R-2808-019A0-01000-000/ Property ID No. R87916  
After recording return to: TAMMIE L. JOHNSON, 83818 N. Pacific  
Hwy, Creswell, OR 97426.  
Send all tax statements to: TAMMIE L. JOHNSON, 83818 N. Pacific  
Hwy, Creswell, OR 97426.

BARGAIN AND SALE DEED

DEBRA K. HELM, as Grantor, does hereby grant, bargain, sell  
and convey unto TAMMIE L. JOHNSON, as Grantee; Grantor's interest  
in the following described real property with tenements,  
hereditaments and appurtenancies, situated in KLAMATH County,  
Oregon, to-wit:

See Deed Recorded 8\4\11, Reception No. 2011-008960 Official  
Records of Klamath County, Oregon for Legal Description which  
Legal Description is incorporated herein fully by this  
reference.

Commonly known as: 550 Bernard Lane, Chemult, OR 97731.

Hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is **EIGHT  
THOUSAND, AND NO/100 DOLLARS (\$8,000.00).**

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, AND SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009. 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 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, AND  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the party has caused this Bargain and Sale Deed to be executed as of this 4<sup>th</sup> day of March, 2013.

GRANTOR:

Debra K. Helm  
DEBRA K. HELM

STATE OF OREGON )

County of Lane ) : ss.

On the 4<sup>th</sup> day of March, 2013, this instrument was acknowledged by DEBRA K. HELM, as Grantor, before me.

Bryce R. Jessen  
Notary Public for OREGON  
Seal:

