

2013-012140

Klamath County, Oregon



00144330201300121400020029

10/29/2013 08:55:48 AM

Fee: \$42.00

Taxes To

Nick and Crissy Christian
550 E. Trail Cr. Rd
Trail, OR 97541

Amt Paid #60,000.00

Return after Recording + Copy of taxes

Matt + Jill Hokanson
650 Old Stage Rd.
Central Point, OR 97502

DEED AND BILL OF SALE

This **Deed and Bill of Sale**, dated this 23 day of OCTOBER, 2013, by and between **Tom Casey and Tami Casey, husband and wife**, hereinafter collectively called "**Seller**", and **Matt Hokanson and Jill Hokanson, husband and wife**, hereinafter called "**Buyer**".

WITNESSETH:

Seller hereby bargains, sells, transfers and conveys an undivided one half interest in all building, improvements, fixtures, the lease and special use permit as pertains to the property as described herein which property is subject of a lease from the USDA Forest Service subject to special permit # KLA 355, and the personal property located at 28929 Rocky Point Road, Klamath Falls, Klamath County, Oregon, hereinafter collectively called "**Property**", and legally described as:

Cabin located at BLOCK "C" LOT 4, Winema National Forest, Rocky Point Recreation

Property shall include all state and federal water rights currently associated and in use to the premises. Further, **Property** shall include all docks and outbuilding that **Seller** has an ownership interest in.

This Deed and Bill of Sale transfers and conveys all **Property** located at the premises referenced above, excepting the Real Property, which property is owned by USDA Forest Service and subject to a special use permit authorized by USDA Forest Service, Permit No.: KLA 355.

The **Seller** warrants to **Buyer** they have good and marketable title to said **Property**, which is being sold, and the full authority to sell and transfer said **Property**, and that the **Seller's** interest in said **Property** is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

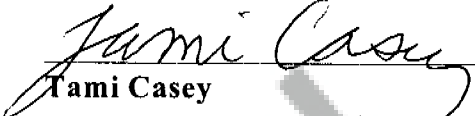
Seller further warrants to **Buyer** that they will fully defend, protect, indemnify and hold harmless the **Buyer** and its lawful successors and assigns from any adverse claims made thereto by all persons whomsoever.

Said **Property** is sold in "as-is" condition and where presently located without any warranties expressed or implied.

The true and actual consideration paid for this transfer is: \$60,000.00

"SELLER"


Tom Casey


Tami Casey

STATE OF OREGON)
)
County of Jackson) ss


On the 23rd day of October, 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tom Casey and Tami Casey**, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.




NOTARY PUBLIC FOR OREGON

"BUYER"


Matt Hokanson


Jill Hokanson

STATE OF OREGON)
)
County of Jackson) ss

On the 23rd day of October, 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared **Matt Hokanson and Jill Hokanson**, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.




NOTARY PUBLIC FOR OREGON