

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2014-000820

Klamath County, Oregon



00147911201400008200010012

01/30/2014 09:12:50 AM

Fee: \$42.00

Rogue River Mortgage, LLC

PO Box 706

Grants Pass, OR 97528

Grantor's Name and Address

TAX'S

Gary Powless &amp; Wanda Powless

PO Box 70

Beatty, OR 97621

Grantee's Name and Address

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

Rogue River Mortgage, LLC

PO Box 706

Grants Pass, OR 97528

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

Same as of Record

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Rogue River Mortgage, LLC

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

Gary A. Powless &amp; Wanda C. Patterson-Powless, husband &amp; wife or survivor

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

Parcel 1 of Land Partition 22-94 being a portion of Parcel 1 of "Minor Land Partition No. 79-134" situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

(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 \$ Fulfillment Deed. 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 JAN 28, 2014; 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.

Anthony L. Costantino, Managing Member  
Rogue River Mortgage, LLC

STATE OF OREGON, County of Josephine ss.

This instrument was acknowledged before me on

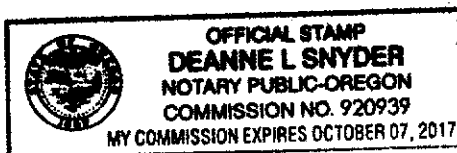
by

This instrument was acknowledged before me on Jan 28<sup>th</sup>, 2014

by Anthony L. Costantino

as Managing Member

of Rogue River Mortgage, LLC



Notary Public for Oregon

My commission expires 10-7-2017