

2014-005101

Klamath County, Oregon



00153193201400051010010019

05/12/2014 02:45:41 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Keith A. and Sharon Smith
PO BOX 243 / 3023 POPOISE LN
BONANZA OR 97622

Grantor's Name and Address*

Jeremy Mai
8115 S.W. RIDGEWAY DR
PORTLAND OR 97225

Grantee's Name and Address*

After recording, return to (Name and Address):

Jeremy Mai
8115 S.W. RIDGEWAY DR
PORTLAND, OR 97225

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

Jeremy Mai
8115 S.W. RIDGEWAY DR
PORTLAND, OR 97225

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Neess Form No. 1258, Cover Sheet for Instrument to be Recorded, if you need additional space.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KEITH A. SMITH and SHARON SMITH

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

Jeremy Mai
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):

LOT 16, BLOCK 12, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT ND. 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
CLERK OF 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 \$ 6.00. © 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 MAY 17, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

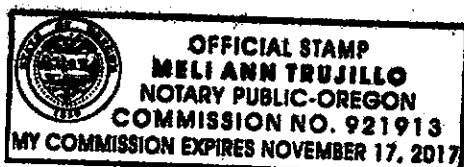
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 DEFINED IN ORS 82.010 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.

Keith A. Smith
Sharon Smith

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 12, 2014,
by Keith A and Sharon Smith

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.



Meli Ann Trujillo
Notary Public for Oregon
My commission expires November 17, 2017