

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



AmeriTitle
 NTC 396-11456

2014-009575

Klamath County, Oregon

09/15/2014 11:47:00 AM

Fee: \$42.00

ODD GUNNAR EDSTRAND and
 GISELA INGRID CECILIA EDSTRAND
 BACHAUSTRASSE 63, BACH 8806, SCHWYZ
 SWITZERLAND

Grantor's Name and Address

TIMOTHY LYN RAFFERTY
 4504 E. WHITE FEATHER LANE
 CAVE CREEK, ARIZONA, 85331

Grantee's Name and Address

After recording, return to (Name and Address):

TIMOTHY LYN RAFFERTY
 4504 E. WHITE FEATHER LANE
 CAVE CREEK, ARIZONA, 85331

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

TIMOTHY LYN RAFFERTY
 4504 E. WHITE FEATHER LANE
 CAVE CREEK, ARIZONA, 85331

SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ODD GUNNAR EDSTRAND and GISELA INGRID CECILIA EDSTRAND

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

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 23 BLOCK 102 KLAMATH FALLS FOREST ESTATES
 HIGHWAY 66 UNIT, PLAT NO. 4, as recorded in the
 office of the County Recorder of Klamath County,
 OREGON.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 1.00. ^① 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. ^① (The sentence between the symbols ^①, 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 SEPTEMBER, 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.

ODD GUNNAR EDSTRAND

Gisela Edstrand

GISELA INGRID CECILIA EDSTRAND

PROVINCE OF

BRITISH COLUMBIA

STATE OF OREGON, County of NORTH VANCOUVER, ss.

This instrument was acknowledged before me on SEPTEMBER 5TH, 2014,
 by ODD GUNNAR EDSTRAND and GISELA INGRID CECILIA EDSTRAND

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.

BARRY D. GALBRAITH

Barrister & Solicitor

#303 - 255 West 1st Street

North Vancouver, British Columbia V7M 3G8

Tel: 604-988-3338 Fax: 604-988-3348

Notary Public for Oregon

My commission expires

BRITISH COLUMBIA

IS PERPETUAL