

2014-010245

Klamath County, Oregon



00159545201400102450010019

10/03/2014 09:38:20 AM

Fee: \$42.00

Juli M K Walters
151 Kalaiohua Pl
Honolulu, HI 96822
Grantor's Name and Address
Damon Jaschke
29250 NW Evergreen Rd
Hillsboro, OR 97124
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Damon Jaschke
29250 NW Evergreen Rd
Hillsboro, OR 97124
Until requested otherwise, send all tax statements to (Name, Address, Zip)
Damon Jaschke
29250 NW Evergreen Rd.
Hillsboro, OR 97124

Space Reserved
for
Recorder's Use

No. _____, Records of said County.

Witness my hand and seal of County affixed,

Name

Title

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Juli M K Walters
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Damon Jaschke

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, to-wit:

Block 20, Lot 11 and 12, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the Office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration of Restrictions were fully set forth herein.

Tax Account No. R83091Map Tax Lot No.: R-3107-012A0-13200-000Tax Account No. R83108Map Tax Lot No.: R-3107-012D0-03600-000

(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 \$ 10.00 (Ten). (here comply with the requirements of ORS 93.930)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. **SEP 19 2014**

IN WITNESS WHEREOF, the grantor has executed this instrument on _____: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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 195.302 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 555, 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 195.300, 195.301 AND 195.302 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 555, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Hawaii City of Honolulu ss.

On September 19, 2014, personally appeared before me, Evelyn Starkey, the above named Juli M.K. Walters

and acknowledged the foregoing instrument to be their voluntary act and deed.

Evelyn Starkey
Notary Public of Oregon Hawaii

My commission expires: 12/29/2014

EVELYN B. STARKEY

Bargain and
Sale Deed
Juli M Walters 9/19/14