

2015-000284

Klamath County, Oregon



00163778201500002840010019

01/12/2015 12:23:24 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Regina Curry
32 Osprey Road
Beaufort, SC 29907
Grantor

Amy Monteiro
32 Osprey Road
Beaufort, SC 29907
Grantee

After recording return to:
Grantee
Send tax statements to:
Grantee

Know ALL MEN BY THESE PRESENTS, that REGINA CURRY, hereinafter called Grantor for the consideration herinafter state, does hereby grant, bargain sell and convey to AMY MONTEIRO hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 49, Block 8, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the records

of Klamath County, Oregon.

R-3512-035D0-05400-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money

Dated this 7th day of January, 2015.

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.

Regina Curry

STATE OF South Carolina, County of Beaufort)ss.

Personally appeared the above named, Regina Curry, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for South Carolina

My Commissioner Expires: June 10, 2024

NICOLE LEONHARDT
Notary Public - State of South Carolina
My Commission Expires June 10, 2024