

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2015-001515

Klamath County, Oregon



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02/20/2015 09:06:08 AM

Fee: \$52.00

SPACE RESERVED
FOR
RECORDER'S USE

Wesley Potridge Jr.
5318 Barry Ave
Klamath Falls, Or. 97603

Grantor's Name and Address
David A. Potridge
5318 Barry Ave
Klamath Falls, Or. 97603

After recording, return to (Name and Address):
David A. Potridge
5318 Barry Ave
Klamath Falls, Or. 97603

Until requested otherwise, send all tax statements to (Name and Address):
David A. Potridge
5318 Barry Ave
Klamath Falls, Or. 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wesley Potridge Jr.

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

David A. Potridge

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 30 Lamron Homes, according to the
official plat thereof, Records 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 \$ 0 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 Φ , 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 2/18/2015; 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.

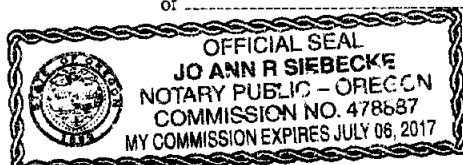
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on FEB. 18, 2015 by WESLEY POTRIDGE JR.

This instrument was acknowledged before me on

by

as

of



Jo Ann R. Siebecke
Notary Public for Oregon
My commission expires 7-8-17

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Owens and Wendy K. Owens, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wesley Potridge, Jr. and Barbara R. Potridge, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 30 LAMRON HOMES, according to the official plat thereof, records of Klamath County, Oregon

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

SEE REVERSE SIDE OF THIS DEED

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols Φ , if not applicable, should be deleted. See OES 23,030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of September, 1975, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Robert L. Owens
Wendy K. Owens

STATE OF OREGON,
County of Klamath
September 9, 1975.

Personally appeared the above named
Robert L. Owens

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

Before me,
(OFFICIAL SEAL) *James P. Barker*
Notary Public for Oregon
My commission expires 8/7/79

STATE OF OREGON, County of ss.
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Wesley Potridge, Jr.
5478 Shasta Way,
Klamath Falls, Oregon.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
First Federal Savings and Loan
Main Branch
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

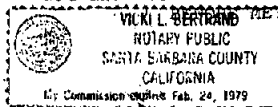
ENCUMBRANCES:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in the dedication of Lamron Homes.
4. Declaration of Restriction, Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1958, Deed Volume 301, page 380, and recorded March 19, 1959, Deed Volume 310, page 638, records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, executed by Robert L. Owens and Wendy K. Owens, husband and wife, as grantor, William Ganong, Jr., as trustee for First Federal Savings and Loan Association, of Klamath Falls, Oregon, a corporation, dated July 10, 1974, recorded July 23, 1974, in Volume M-74, page 8959, Microfilm records of Klamath County, Oregon, to secure the payment of \$21,750.00, and which said obligation Grantees assume and agree to pay.

and all of those apparent upon the land.

STATE OF CALIFORNIA)
County of Santa Barbara) ss:

September 16, 1975; Personally appeared the above named WENDY K. OWENS, and acknowledged the foregoing instrument to be her voluntary act and deed.



Vicki L. Bertrand
Notary Public for California
My Commission Expires: Feb. 24 1979

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Company
this 18th day of September A.D. 1975 at 3:00 o'clock P.M., and duly recorded in
Vol. 1175 of Deeds on Page 1122h

Fee \$6.00

By WM. D. MILNE County Clerk Deputy