

2015-004256

Klamath County, Oregon



00168788201500042560010010

05/04/2015 03:45:20 PM

Fee: \$42.00

**BARGAIN AND SALE DEED**

Michael Anthony Little  
329 Live Oak Loop  
Central Point, OR 97502  
Grantor

Josefina Little  
2680 Fargo Street  
Klamath Falls, OR 97603  
Grantee

After recording return to:  
Grantee

Until a change is  
requested, all tax statements  
shall be sent to the following address:  
SAME

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL ANTHONY LITTLE, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to JOSEFINA LITTLE, 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 6 of FIRST ADDITION TO ST. FRANCIS PARK, being a resubdivision of a portion of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

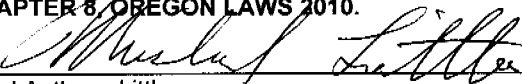
R519843

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 the return of the property to Grantee in the amount of \$81,743.34 owed..

Dated this 2<sup>nd</sup> day of May, 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 T 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.

  
Michael Anthony Little

STATE OF OREGON, County of Jackson )ss.

Personally appeared the above named, Michael Anthony Little, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: Ashlee Ellefson-Cronin  
Notary Public for Oregon  
My Commissioner Expires: 06/25/2018

