



2015-009376
Klamath County, Oregon
08/24/2015 11:19:52 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

Tiffany L. Bernard
785 Tucker Rd.
Tehachapi, CA 93561
Grantor's Name and Address

Terry L. Prince
PO Box 172
Wilderville, OR 97543
Grantee's Name and Address

After recording return to:
Terry L. Prince
PO Box 172
Wilderville, OR 97543

Until a change is requested all tax statements
shall be sent to the following address:
Terry L. Prince
PO Box 172
Wilderville, OR 97543

File No. 63476AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Tiffany L. Bernard,

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

Terry L. Prince,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 227, RESUBDIVISION OF SOUTHERLY PORTION OF TRACTS "B" and "C" FRONTIER
TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$3,500.00**.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

RB

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.

In Witness Whereof, the grantor has executed this instrument this 20th day of AUGUST, 2015; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tiffany L. Bernatd

State of CA } ss.
County of Alameda } }

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

SEE ATTACHED ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

}

County of KERN }

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On August 20, 2015 before me TERRAL FANT, Notary Public,

personally appeared Tiffany L. Bergard

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Terral Fant

Signature of Notary Public

--- OPTIONAL ---

Description of Attached Document

Title or Type of Document Bargain and Sale Deed

Document Date: August 20, 2015 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Signer's Name: _____

Corporate Officer --- Title(s): _____

Corporate Officer --- Title(s): _____

Individual

Individual

Partner --- Limited General

Partner --- Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: _____

Other: _____

Signer is Representing _____

Signer is Representing _____

