

2015-010385

Klamath County, Oregon



00176165201500103850120129

09/21/2015 09:44:15 AM

Fee: \$97.00



After recording return to:
Lisa Freeman

Until a change is requested all tax statements
shall be sent to the following address:
Same As Above

Date: May 21, 2009

THIS SPACE RE

STATUTORY BARGAIN AND SALE DEED

Ardith Ann Cordes, Grantor, conveys to **Lisa Freeman**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of May, 2009

Bargain and Sale Deed
- continued

Date: 05/21/2009

Ardith Ann Cordes

Ardith Ann Cordes

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of May, 2009
by **Ardith Ann Cordes**.

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

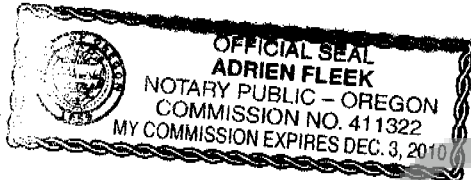


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots #13, 14, and 15 Block #4 Sprague River, Oregon. Subject to: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

Unofficial
Copy

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

04 DEC 7 PM 1:18

Vol M04 Page 83814

Cynthia A. Waltman
 130 Hillside Dr.
 Troy, Tx 76579
 Grantor's Name and Address

Ann Cordes
 14315 Sprague River Rd.
 Sprague River OR 97639
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Ardith Ann Cordes
 14315 Sprague River Rd.
 Chilloguin, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Ardith Ann Cordes
 14315 Sprague River Rd.
 Chilloguin, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 12/07/04 1:18 P.M.
 Vol M04 Pg 83814
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *Cynthia A. Waltman 130 Hillside Dr. Troy, Tx 76579* being sole heir of said Real Property hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *Ardith Ann Cordes* hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Lots #13, 14 and 15 Block #4 Sprague River, Oregon
 Subject to: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 except (if no exceptions, so state): *except as hereinafter set forth.*

and that grantor will warrant and forever defend the 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 \$ *50,000.00*. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the consideration. (The sentence between the symbols "if", if not applicable, should be deleted. See ORS 93.030.)

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.

In witness whereof, the grantor has executed this instrument on *November 3, 2004*; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Cynthia A. Waltman

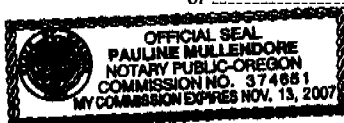
STATE OF OREGON, County of *Klamath*) ss.This instrument was acknowledged before me on *11-3-04*by *Cynthia A. Waltman*

This instrument was acknowledged before me on

by

as

of



Pauline Mullenbore
 Notary Public for Oregon
 My commission expires *11-13-07*

**KLAMATH COUNTY, OREGON
PROPERTY INFORMATION**

Owner Name

CORDES ARDITH ANN

Property ID #

R332214

Situs Address25504 3RD AVE
SPRAGUE RIVER, OR 97639**Map Tax Lot #**

R-3610-014BB-00300-000

Last Certified Year (2008) Information for R332214

RMV Land Non-LSU	\$11,630
RMV Land LSU	\$0
RMV Improvements	\$940
RMV Total	\$12,570
Land LSU	\$0
Total Exemptions	\$0
M5 Net Value	\$12,570
M50 Assd Value	\$4,190

Important Information About R332214

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount

Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$0.00	05/21/2009	\$0.00

Current Property Tax

Third	Begin Balance	Amount Paid	Taxes Paid	Interest Paid	Discount	Date Paid
1st	10.66	10.66	10.66	0.00	0.00	11/12/08
2nd	10.66	10.23	10.23	0.00	0.43	11/12/08
3rd	10.65	10.12	10.12	0.00	0.53	11/12/08

Information Subject to Disclaimer - See Home Page

Tax Summary							
Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2008	31.97	31.97	0.00	0.00	0.00	11/12/08	0.00
2007	30.88	30.88	0.00	0.00	0.00	10/31/07	0.00
2006	30.62	30.62	0.00	0.00	0.00	11/14/06	0.00
2005	30.07	30.07	0.00	0.00	0.00	06/20/06	0.00

Property Tax History Summary						
Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2008	31.97	31.01	31.01	0.00	11/12/08	0.00
2007	30.88	29.95	29.95	0.00	10/31/07	0.00
2006	30.62	29.70	29.70	0.00	11/14/06	0.00
2005	30.07	32.08	30.07	2.01	06/20/06	0.00

Assessment History					
Year	Improvements	Land	Special Mkt/Use	Exemptions	Taxable Assessed Value
2008	\$940	\$11,630	\$0 / \$0		\$4,190
2007	\$810	\$11,630	\$0 / \$0		\$4,070
2006	\$800	\$10,950	\$0 / \$0		\$3,960
2005	\$800	\$8,000	\$0 / \$0		\$3,850

CURRENT PROPERTY INFORMATION**Owner Address**14315 SPRAGUE RIVER RD
CHILOQUIN, OR 97624**Neighborhood**

6K84 - SPRAGUE RIVER - CITY

Alternate Account Number**Levy Code Area / Taxing Districts****Tax Rate**

008

7.628

Property Class

101K (RESIDENTIAL IMPROVED)

Zoning

R1

Property Code**Miscellaneous Code****Related Accounts by Map Tax Lot Linked Accounts****Mortgage Agent-Lender****Mortgage Account Number****Exemption****Expiration Date****Tax Roll Description**

SPRAGUE RIVER, BLOCK 4, LOT 13 THRU 15, MH X# 75205

Split/Sub Account Message**Split Acct #****Acreage****Special Account Information****Year Built****Account Status**

A - Active

Foreclosure Case Number

Sales Information			
Buyer (Name&Address)	Seller (Name&Address)	Sales Info	Deed Info
CORDES ARDITH ANN 14315 SPRAGUE RIVER RD CHILOQUIN, OR 97624	WALTMAN CYNTHIA A 130 HILLSIDE DR TROY, TX 76579	11/03/04 \$5,000 34M	11/03/04 M04-83814 05

2009 Land Information (Unedited and Uncertified)				
ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE			\$2,380
L2	ONS - ONSITE LAND			\$8,830
			TOTAL	\$11,210

Permits							
#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active

Improvement 1 Sketch		
-----60-----		:
:		:
10	MFS	10
:		:
X-----60-----		:
Sketch Command: DR60, DU10, DL60, DD10		

2009 Improvement Information (Unedited and Uncertified)						
ID	Type	Make/Model	Class	Area	Year Built Actual/Effective	Market Value
1	(I)					
1.1	(MFS) MFD STRUCT			600		
1.2	(SHDS) SHEDS		B	1		
					TOTAL	\$880
					GRAND TOTAL	\$880

Improvement 1.1 Construction Detail	
Element	Code and Description
Foundation	
Exterior Wall	
Roof Cover	
Roof Style	
Flooring	
Interior Finish	
Plumbing	
Heating	
Fireplace	
Interior Component	
Exterior Component	
Electric	
Bedrooms	
Shape	
Add Factor 1	
Add Factor 2	CM

**KLAMATH COUNTY, OREGON
PROPERTY INFORMATION**

Owner Name
CORDES ARDITH A

Situs Address
25504 3RD AVE
SPRAGUE RIVER, OR 97639

Property ID #
M36428
Map Tax Lot #
M-075205

<i>Last Certified Year (2008) Information for M36428</i>	
RMV Land Non-LSU	\$0
RMV Land LSU	\$0
RMV Improvements	\$2,070
RMV Total	\$2,070
Land LSU	\$0
Total Exemptions	\$0
M5 Net Value	\$2,070
M50 Assd Value	\$2,070

<i>Important Information About M36428</i>
If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount		
Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$0.00	05/21/2009	\$0.00

Current Property Tax						
Third	Begin Balance	Amount Paid	Taxes Paid	Interest Paid	Discount	Date Paid
1st	5.27	5.27	5.27	0.00	0.00	11/12/08
2nd	5.26	5.05	5.05	0.00	0.21	11/12/08
3rd	5.26	5.00	5.00	0.00	0.26	11/12/08

Information Subject to Disclaimer - See Home Page

Tax Summary							
Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2008	15.79	15.79	0.00	0.00	0.00	11/12/08	0.00
2007	15.71	15.71	0.00	0.00	0.00	10/31/07	0.00
2006	16.00	16.00	0.00	0.00	0.00	11/14/06	0.00
2005	16.17	16.17	0.00	0.00	0.00	10/31/05	0.00

Property Tax History Summary						
Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2008	15.79	15.32	15.32	0.00	11/12/08	0.00
2007	15.71	15.24	15.24	0.00	10/31/07	0.00
2006	16.00	15.52	15.52	0.00	11/14/06	0.00
2005	16.17	15.68	15.68	0.00	10/31/05	0.00

Assessment History					
Year	Improvements	Land	Special Mkt/Use	Exemptions	Taxable Assessed Value
2008	\$2,070	\$0	\$0 / \$0		\$2,070
2007	\$2,070	\$0	\$0 / \$0		\$2,070
2006	\$2,070	\$0	\$0 / \$0		\$2,070
2005	\$2,070	\$0	\$0 / \$0		\$2,070

CURRENT PROPERTY INFORMATION**Owner Address**14315 SPRAGUE RIVER RD
CHILOQUIN, OR 97624**Neighborhood**

6K84 - SPRAGUE RIVER - CITY

Alternate Account Number

K-5563

Levy Code Area / Taxing Districts

008

Tax Rate

7.628

Property Class

109K (REAL PROP MH)

Zoning**Property Code****Miscellaneous Code****Related Accounts by Map Tax Lot Linked Accounts****Mortgage Agent-Lender****Mortgage Account Number****Exemption****Expiration Date****Tax Roll Description**

MFD STRUCT SERIAL # S1013 , X # 75205, Home ID 160633 ON REAL ACCT R-3610-014BB-00300-000, REAL MS, 1965 BENDIX 10X60

Split/Sub Account Message**Split Acct #****Acreage**

0.00

Special Account Information**Year Built**

1965

Account Status

A - Active

Foreclosure Case Number

Sales Information			
Buyer (Name&Adress)	Seller (Name&Adress)	Sales Info	Deed Info
CORDES ARDITH A 14315 SPRAGUE RIVER RD CHILOQUIN, OR 97624	HOLDER ANNIE M PO BOX 294 SPRAGUE RIVER, OR 97639	10/01/04 \$5,000 33M	12/15/04 113

2009 Land Information (Unedited and Uncertified)					
ID	Type		Acres	Sq Ft	Market Value

Permits							
#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active

Improvement 1 Sketch

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X-----60-----:
:                                     :
10                MA                10
:                                     :
-----60-----:

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Sketch Command:
DD10, DR60, DU10, DL60

2009 Improvement Information (Unedited and Uncertified)

ID	Type	Make/Model	Class	Area	Year Built Actual/Effective	Market Value
1	(M)		S4P			
1.1	(MA) MAIN AREA	BENDIX/	S4+	600	1965 /	
					TOTAL	\$2,070
					GRAND TOTAL	\$2,070

Improvement 1.1 Construction Detail

Element	Code and Description
Foundation	(P&P) PIER & POST
Exterior Wall	(DBL);(ALUM) ALUMINUM
Roof Cover	(MTL) METAL
Roof Style	(ARCH) ARCH
Flooring	(DBL);(CARP/VIN) CARPET & VINYL
Interior Finish	
Plumbing	(1)
Heating	(FA) FORCED AIR
Fireplace	
Interior Component	
Exterior Component	(F) FAIR - OVERALL COND
Electric	(02) STANDARD
Bedrooms	2
Shape	
Add Factor 1	
Add Factor 2	CM