

2015-011538

Klamath County, Oregon



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10/20/2015 01:36:14 PM

Fee: \$47.00



Returned at Counter

THIS SPACE RES

After recording return to:
Ricky Bridges
1769 Washburn Way
Klamath Falls, OR 97603

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

File No.: Adrien (ALF)
Date: August 05, 2011

STATUTORY BARGAIN AND SALE DEED

Ricky Bridges , Grantor, conveys to **Charles T Bridges**, Grantee, the following described real property:

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

Lot 22, Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath Coutny, Oregon. AKA 6611 Alva Avenue, Klamath Falls, OR 97603

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **08/05/2011**

Dated this 8 day of August, 2011.

Ricky Bridges
Ricky Bridges

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of August, 2011
by **Ricky Bridges**.

[Signature]
Notary Public for Oregon
My commission expires: 9-23-11

