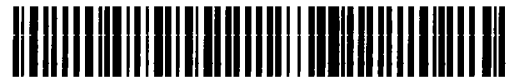


2016-001356

Klamath County, Oregon



00182120201600013560010018

02/11/2016 09:52:46 AM

Fee: \$42.00

Returned at Counter

Aspell.

Grantor's Name and Address Nancy Hemby, Claiming Successor Estate of Marvin Sommerville 585 Central School Rd. Rembert SC 29128
Grantee's Name and Address Terry Ochoa 4317 Douglas Ave. Klamath Falls, OR 97601
After Recording Return to: Terry Ochoa 4317 Douglas Ave. Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to: Terry Ochoa 4317 Douglas Ave. Klamath Falls, OR 97601

BARGAIN AND SALE DEED

I, Nancy Hemby, Claiming Successor of the Estate of Marvin Dale Sommerville, Klamath County Circuit Court Case 1501663CV, do hereby grant, bargain and convey all right, title and interest to Terry Ochoa, the following described real property situate in Klamath County, Oregon, to wit:

Lot 12, Block 7, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00. 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.

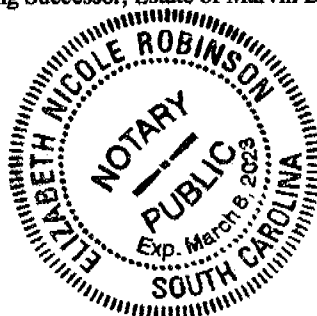
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

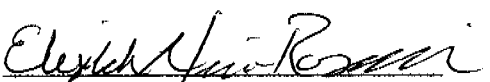
DATED this 11 day of DEC, 2015.


 Nancy Hemby, Claiming Successor
 Estate of Marvin Dale Sommerville

STATE OF South Carolina, County of Lee)ss:

ACKNOWLEDGED BEFORE ME this 11 day of December, 2015, by Nancy Hemby, Claiming Successor, Estate of Marvin Dale Sommerville.




 NOTARY PUBLIC FOR OREGON
 My Commission Expires: March 6, 2023