

2016-002276

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00183208201600022760010010

03/01/2016 12:39:10 PM

Fee: \$42.00

Returned at Counter

Grantor's Name and Address
Timothy W. and Julie A. Steinhauer
40622 Grandview Ave, Auberry, CA 93602

Grantee's Name and Address
RAY Wozniak, 2527 KIMBERLY COURT, LAURENCEVILLE, CA 93243

After recording, return to (Name and Address):
TIMOTHY W. and JULIE A. STEINHAUER
40622 GRANDVIEW AVE, AUBERRY, CA 93602

Until requested otherwise, send all tax statements to (Name and Address):
Timothy + Julie Steinhauer
40622 Grandview Ave
Auberry, CA 93602

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Tim and Julie Steinhauer, RAY Wozniak and Agent Authorized hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Timothy Wayne Steinhauer and Julie Ann Steinhauer 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 Klamath County, State of Oregon, described as follows (legal description of property):
RAINBOW PROPERTY APN # R-3507-018, DA 00700.
LOT 38, Block 1184, 1184 RAINBOW DRIVE, CHLOQUIN, OR 97624
PK 30

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 2/11/16 signature on behalf of a business or other entity is made with the authority of that entity. Annmarie D. Boorasingh NOTARY PUBLIC, Gwinnett County, GEORGIA My Commission Expires 06-23-17

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 195.306 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.

Raymond L. Wozniak
Sworn before me that
Information in this true correct and complete.
Notary for Georgia, Gwinnett County

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____