

2016-003475

Klamath County, Oregon

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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04/05/2016 09:18:16 AM

Fee: \$42.00

received for record on \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Warrell Dwight M &  
Maria Estela  
219 Grant St KIAMATH FALLS OR 97601  
Grantor's Name and Address  
David Warrell  
535 Darrell Rd.  
Hillsborough, Calif 94010  
Grantee's Name and Address

After recording, return to (Name, Address, Zip)  
Warrell Dwight M &  
Maria Estela 219 Grant St  
Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
WARRELL, DWIGHT M & MARIA ESTELA  
219 GRANT ST  
KIAMATH FALLS OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Warrell Dwight M &amp;

Maria Estela

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

David Warrell

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, to-wit:

All that portion of Lot Number Eight (8) in Block Numbered Twenty-Seven (27) in First Addition to the City of Klamath Falls, described as follows: to-wit:

Beginning at the Southwesterly corner of said lot numbered Eight (8) and running thence Northeasterly along the Northerly line of Grant Street Forty (40) feet; thence Northwesterly at right angles to Grant Street Seventy (70) feet; thence Southwesterly and parallel with Grant Street Forty (40) feet to the Southwesterly line of said Lot numbered Eight (8); thence Southeasterly along the Southwesterly line of said lot numbered Eight (8), seventy (70) feet to the place of beginning.

(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 \$ \$4000. 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 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.

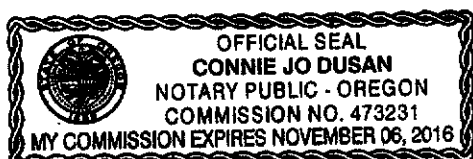
IN WITNESS WHEREOF, the grantor has executed this instrument on April 4, 2016; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 4, 2016by Dwight M. WarrellThis instrument was acknowledged before me on April 4, 2016by Maria Estela Warrell

as

of



Notary Public for Oregon

My commission expires

Nov. 6 2016