

7664-2627712 BC

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2016-004380

Klamath County, Oregon

04/29/2016 12:24:34 PM

Fee: \$62.00

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Recording Office*

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

First American Title

395 SW Bluff Dr

Bend, OR 97702

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

James Danial Cate

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

Jennifer Dawn Williams and Amy Stabley-Cate

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ _____ ☐ Other Value ☐ Other Property

Other value/property is **Whole** ☐ or **Part** ☐ of the consideration

5. SEND TAX STATEMENTS TO: ORS 205.234(1)(e)

No Change

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation

imposed by the order or warrant: ORS 205.234(1)(f)

\$ _____

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of First American Title

to correct adding the name of the Grantor James Danial Cate to the Notary Acknowledgment that was previously omitted

_____ previously recorded in

Book/Volume _____ and Page _____, or as Fee Number 2011-13109

2011-013109

Klamath County, Oregon



00110563201100131090040048

11/25/2011 09:13:17 AM

Fee: \$52.00

Document Prepared by:
James Danial Cate

When recorded, please return to :
Jennifer Dawn Williams
20624 231st Avenue SE
Maple Valley, Washington 98038

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

Same as above

Escrow No. _____

Title No. _____

Space above for Recorder's use only

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS THAT for the valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James Danial Cate [insert name of grantor] of 1916 Loyce Circle La Pine, Oregon 97739 [insert address of grantor] (hereinafter referred to as the "Grantor"), does hereby bargain, sell and convey unto Jennifer Dawn Williams and Amy Stabley-Cate [insert name of grantee] of 20624 231st Avenue SE Maple Valley, Washington 98038 and 20143 47th Avenue NE Lake Forest, Washington 98155 [insert address of grantee] (hereinafter the "Grantee"), whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See property description attached hereto as "Exhibit A".

The true and actual consideration paid for this transfer, stated in terms of dollars, is Ten dollars (\$10.00). [delete the following sentence if not applicable, see ORS 93.030] However, the actual consideration consists of or includes other property or value given or promised which is [the whole/part] of the consideration.

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. 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.

DATED this 26TH day of OCTOBER, 2011.

GRANTOR(S):

Fannie K. Cate
(Witness)

Fannie K. Cate
(Print Name)

James E. Cate
(Witness)

James E. Cate
(Print Name)

James D. Cate
(Signature)

James D. Cate
(Print Name)

(Signature)

(Print Name)

Notarization

STATE OF OREGON

COUNTY OF [COUNTY], SS:

)
)
)

James Daniel Cate

On the 26TH day of OCTOBER, 2011, [GRANTOR(S) NAME(S)] personally appeared before me, the undersigned Notary Public, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the within instrument, the person(s), or the entity(ies) on behalf of which the person(s) acted, executed the within instrument.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

Megan Jean Hoard

Notary Public
My Commission expires: 03/06/2015

(SEAL)

Affiant: Known _____ Unknown X

ID Produced: ORDL

Affiant: Known _____ Unknown _____

ID Produced: _____



EXHIBIT "A"
TO BARGAIN AND SALE DEED

[DESCRIPTION OF PROPERTY]

River Pine Estates, Third Addition, Block 22, Lot 6
D Titled Mobil MH EM # 53593