

2016-004694

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00186168201600046940010013

05/10/2016 10:44:44 AM

Fee: \$42.00

JAMES JOHANNEN AND FRANCES A JOHANNEN  
611 MCKINLEY  
KLAMATH FALLS OR 97601

Grantor's Name and Address

JAMES E JOHANNEN AND SHERIE JOHANNEN  
22260 TORO HILLS DRIVE  
SALINAS CALIF 93908

Grantee's Name and Address

After recording, return to (Name and Address):  
JAMES E JOHANNEN AND SHERIE JOHANNEN  
22260 TORO HILLS DRIVE  
SALINAS CALIF 93908

Until requested otherwise, send all tax statements to (Name and Address):

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES E JOHANNEN AND FRANCES A JOHANNEN  
611 MCKINLEY KLAMATH FALLS OR 97601

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES E JOHANNEN  
AND SHERIE JOHANNEN AT 22260 TORO HILLS DRIVE SALINAS CALIF 93908  
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):

The Northwesternly 50 feet of Lot 5, Block 16, EWAUNA HEIGHTS ADDITION  
IN THE CITY OF KLAMATH FALLS, OREGON and being more particularly  
described as follows:

Beginning at the most Westerly corner of said Lot 5, Block 16  
aforesaid and running thence Northeasterly along the Northwesternly  
line of said Lot 5, 53 feet, more or less to the most Northerly corner  
of said lot; thence Southeasterly along the line between Lots 4 and 5  
in said Block 16, 50 feet; thence Southwesterly parallel with first  
course herein, 53 feet more or less to the Northeasterly line of  
Second Street; thence Northwesternly along Second Street, 50 feet to  
the place of beginning.

Tax Account No: 3809 032BD 02300

(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 \$ -0- . 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 \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

James E. Johann  
Frances A. Johann

STATE OF OREGON, County of Klamath

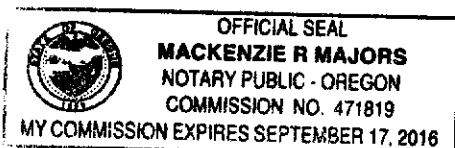
) ss.

This instrument was acknowledged before me on April 18, 2016  
by James Johann

This instrument was acknowledged before me on April 18, 2016  
by Frances Johann

as owners

of 515 N 2nd St Klamath Falls, OR 97601



M. M.  
Notary Public for Oregon

My commission expires September 17, 2016