



00190367201600081900030033

08/03/2016 10:25:31 AM

Fee: \$52.00

Returned at Counter

**After Recording, please send to:**  
Jimmy Alvarez  
909 East Main Street  
Klamath Falls, OR 97601

\*Please also send tax statements  
To above address

**BARGAIN AND SALE DEED**

This Bargain and Sale Deed, executed this 29 day of July, 2016.

By Grantor: **Robert L. Kerekes and Brandon W. Kerekes**, as tenants in common,  
To Grantee: **Jimmy Alvarez**

**WITNESSETH**, that the said Grantor does hereby convey unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

**See Exhibit A.**

The true and actual consideration for this transfer is \$23,000.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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



BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



Paula Rose Scott  
2035 Applegate  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Robert L. and Brandon W. Kerkkes  
2400 Coral Leaf Rd.  
Toms River, New Jersey 08755  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Robert L. Kerkkes  
2400 Coral Leaf Rd.  
Toms River, New Jersey 08755  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Robert L. Kerkkes  
2400 Coral Leaf Rd.  
Toms River, New Jersey 08755

2011-008070  
Klamath County, Oregon



SPACE FEE FOR RECORDER'S USE 07/08/2011 11:29:55 AM Fee: \$37.00

Witness my hand and seal of County affixed.

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

KNOW ALL BY THESE PRESENTS that Paula Rose Scott also known as Paula Rose Deity hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Robert L. and Brandon W. Kerkkes hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

Mills Block 104 LOT 699

(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 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 7-8-11; 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 BY 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 30.935, 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.

Paula R. Deity

STATE OF OREGON, County of Klamath ) ss.  
 This instrument was acknowledged before me on July 8, 2011  
 by Paula Rose Scott, aka Paula Rose Deity  
 This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Lisa M. Kessler  
Notary Public for Oregon  
My commission expires March 13, 2015

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.