

2016-009365

Klamath County, Oregon



00191819201600093650020025

09/01/2016 02:37:34 PM

Fee: \$47.00

After Recording, please send to:

Terry Keeling
731 St. Francis Street
Klamath Falls, OR 97601

***Please send tax statements to:**

Linda E. Bartram
4285 Onyx Street
Klamath Falls, OR 97603

Blain Law LLC
Returned at Counter

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 1 day of sept, 2016.

By Grantor: **Linda E. Bartram,**
To Grantee: **Terry Keeling.**

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:

Lot 66, of ROSELAWN, a SUBDIVISION of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon, together with the Southerly 6 feet of vacated alley lying adjacent thereto.

The true and actual consideration for this transfer is \$65,084.00. 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 VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

Dated this 1st day of September, 2016.

Linda Bartram
Linda Bartram

STATE OF OREGON)
)ss
County of Klamath)

This instrument was acknowledged before me on September 1st, 2016 by Linda Bartram.



Patricia Janet Thede
Notary Public for State of Oregon
My Commission Expires: 6/20/18