

BLS

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



2016-011411

Klamath County, Oregon



00194250201600114110010016

10/26/2016 11:27:18 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned at Counter

Paullette Miller and  
Edward Bernard  
5220 Avalon St.  
Klamath Falls OR 97603

Grantor's Name and Address

Edward Bernard  
5220 Avalon St.  
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Edward Bernard  
5220 Avalon St.  
Klamath Falls OR 97603

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

Edward Bernard  
5220 Avalon St.  
Klamath Falls OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ~~5220 Avalon St and 5414 Avalon St~~  
~~Klamath Falls OR 97603~~ Edward Bernard & Paullette Miller  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Edward Bernard  
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):

5220 Avalon St and 5414 Avalon St.  
Klamath Falls OR 97603

Parcel 1: Lot 13 of Altamont Small Farms. According to the official Plat thereof on file in the office of County Clerk of Klamath County, Oregon. Excepting therefrom the Easterly 5 ft. thereof taken for the widening of Avalon St. on Dec 4th 1964.  
Parcel 2: Parcel 1 of minor Land Partition 49-91 filed April 21, 1992 being a portion of Lot 14 of Altamont Small Farms, according to the official Plat thereof on file in the office of the Clerk of Klamath County, Oregon. Excepting the Easterly 5 ft. taken for widening on Dec. 4th 1964.

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 <sup>Ⓢ</sup>, 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 Oct 25th 2016; 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.

E. Bernard  
Paullette Miller

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 25th 2016  
by Tammy Sites Edward Bernard & Paullette Miller

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Tammy Sue Sites  
Notary Public for Oregon  
My commission expires Nov 20 2017

