

2017-000767

Klamath County, Oregon



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01/25/2017 11:16:09 AM

Fee: \$42.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Kristin M. Tyson
911 N. Eldorado Avenue
Klamath Falls, OR 97601

Grantor:

Brian Bicknell
PO Box 152
438 N Garfield
Merrill, OR 97633

Grantee:

Kristin M. Tyson
911 N. Eldorado Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Brian Bicknell, Grantor, conveys to Kristin M. Tyson, as Personal Representative for the Estate of Ronald W. Harrison (Klamath County Circuit Court Case No. 16PB04988), Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 1 and the North ½ of Lot 2, Block 2, the Terraces, also that portion of vacated Shasta View Street, which inured thereto, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is the cancellation of the Memorandum of Option Agreement and Agreement of Purchase and Sale, recorded on December 18, 2015, as Instrument 2015-013607, in the Real Property Records for Klamath County, Oregon.

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.

DATED this 23 day of January, 2017.

Brian Bicknell, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 23 day of January, 2017, the above-named Brian Bicknell, as Grantor, and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon

My Commission expires: 10-30-2020

