

2017-002878

Klamath County, Oregon

03/20/2017 02:25:01 PM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO:**

Joshua D. Eby
1131 NE Webster St.
Portland, OR 97211

AFTER RECORDING RETURN TO:

Joshua D. Eby
1131 NE Webster St.
Portland, OR 97211

STATUTORY BARGAIN AND SALE DEED

Kelly A. Bentley, Grantor, conveys to Joshua D. Eby, Grantee, all her right, title and interest in and to the following described real property:

Lot 7, Block 11, NIMROD RIVER PARK, 2ND ADDITION,
in the County of Klamath, State of Oregon

The true consideration for this conveyance is other.

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 20 day of March, 2017.

Kelly A. Bentley
Kelly A. Bentley

STATE OF OREGON
COUNTY OF Washington

This instrument was acknowledged before me on the 20th day of March, 2017 by Kelly A. Bentley.

Chelsea Deanne Ellis
Notary Public for Oregon

