

2017-003395

Klamath County, Oregon



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03/31/2017 01:30:28 PM

Fee: \$42.00

After Recording Return To:  
Donald R. Crane, Attorney  
37070 Highway 62  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Joni Marie Vincent-Stewart  
1915 Worden Avenue  
Klamath Falls, OR 97601

**Bargain and Sale Deed**

Margaret Ada Hansen, Grantor, conveys to Joni Marie Vincent-Stewart, Grantee, the following described real property:

Lots 15 and 16, Block 23, Second Addition to the City of Klamath Falls, County of Klamath, State of Oregon, and commonly referred to as: 1915 Worden Avenue, Klamath Falls, Oregon 97601.  
Property ID: R214066                      Map Tax Lot: R-3809-029AC-02400-000 001

The true consideration for this conveyance is \$-0-.

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 22 day of March, 2017.

Margaret Ada Hansen  
Margaret Ada Hansen, Grantor

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 23, 2017, by Margaret Ada Hansen.

Amanda Haudenschild  
Notary Public for Oregon

Margaret Ada Hansen,                      Grantor,  
to  
Joni Marie Vincent-Stewart,              Grantee.

