

2017-004647

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00202950201700046470010017

05/03/2017 09:15:18 AM

Fee: \$42.00

Marcia Rapp
620 Flowers Lane
Klamath Falls, OR 97601

Grantor's Name and Address

Janell Preston, Stephen Rapp, Frederick
Carlile, Marcia Carlile
620 Flowers Lane
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Marcia Carlile
620 Flowers Lane
Klamath Falls, OR 97601

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

Marcia Carlile
620 Flowers Lane
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Marcia Rapp

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Janell Preston, Stephen Rapp, Frederick Carlile, Marcia Carlile as husband & wife with rights* 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 _____ County, State of Oregon, described as follows (legal description of property):

Parcel 2 @ Land Partition No 7-02, said land partition being situated in the SW 1/4 of the SE 1/4 @ section 7 and in the NW 1/4 of the NE 1/4 of section 18, all in the Township 38 South, Range 9 E, Willamette Meridian, in Klamath County OR

*of survivorship

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ love and affection ~~the~~
~~xxxxxx consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00, which is the full and true consideration for the property described herein, and the grantor hereby warrants that the property is free from all liens, encumbrances and claims of all persons, and that the grantor is the sole and lawful owner of the property described herein.~~
 xxxxxxxx

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 May 2, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

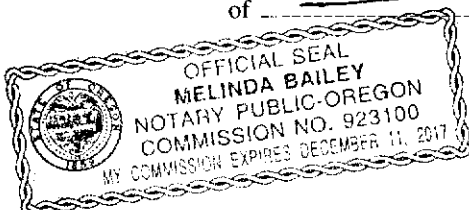
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Marcia Carlile

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 2, 2017
by Marcia Lee Carlile

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Melinda Bailey
Notary Public for Oregon

My commission expires December 11, 2017