

2017-004801

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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05/08/2017 01:45:44 PM

Fee: \$57.00

Returned at Counter

LINDA BERMEA,  
MELODY HAYES  
HENRY RICHARDS  
24713 KOOTENAI ST  
CHILORVIN, OR 97624

Grantor's Name and Address

KENNETH RICHARDS  
2210 WANTLAND AVE  
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

KENNETH RICHARDS  
2210 WANTLAND AVE  
KLAMATH FALLS, OR 97601

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

KENNETH RICHARDS  
2210 WANTLAND AVE  
KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LINDA BERMEA, MELODY HAYES,  
HENRY RICHARDS  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
KENNETH RICHARDS  
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):

LOT 7 IN BLOCK 214, MILLS SECOND ADDITION TO  
THE CITY OF KLAMATH FALLS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(SITUS: 2210 WANTLAND AVENUE, KLAMATH FALLS, OR  
97601)

(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 \$ 0. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</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 \_\_\_\_\_; 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.

*Linda Bermea*  
*Henry Richards*  
*Melody Hayes*

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_

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

Notary Public for Oregon

My commission expires \_\_\_\_\_

# All-purpose Acknowledgment

STATE OF Oregon, COUNTY OF Klamath

On 4-20-2017 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

Linda Bermea

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

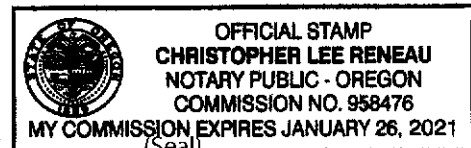
Name (type or printed)

My commission expires:

Christopher Reneau

Christopher Reneau

January 26, 2021



>  
All Purpose Acknowledgement

State of Florida

County of Charlotte

On May 5, 2017, before me, Ecedro Edwards,  
(date) (notary)

personally appeared, Melody Hayes,  
(signers)

personally known to me

-- OR --

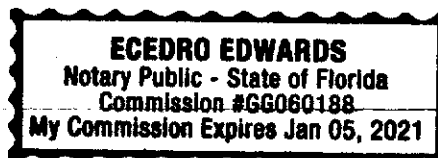
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Ecedro Edwards

(notary signature)

My Commission Expires: Jan 5, 2021



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

### ACKNOWLEDGMENT

State of California  
County of Santa Clara} ss.

On APR 28, 2017 before me, AVTAR SINGH NAT, Notary Public,  
personally appeared HENRY RICHARD S

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Avtar Singh Nat.

Signature



(seal)

### OPTIONAL INFORMATION

Date of Document

Type or Title of Document

Number of Pages in Document

Document in a Foreign Language

Type of Satisfactory Evidence:

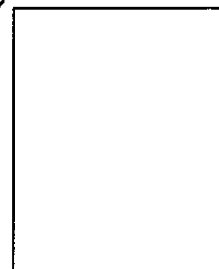
- ☒ Personally Known with Paper Identification  
☒ Paper Identification  
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee  
☐ Power of Attorney  
☐ CEO / CFO / COO  
☐ President / Vice-President / Secretary / Treasurer  
☐ Other: \_\_\_\_\_

Other Information: \_\_\_\_\_

Thumbprint of Signer



☐ Check here if no thumbprint or fingerprint is available.