

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-008039

Klamath County, Oregon



00207065201700080390020021

07/18/2017 12:43:23 PM

Fee: \$47.00

Jonathan Edward Sawyer

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

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

Jonathan Edward Sawyer
1120 Sequoia St
Klamath Falls OR 97601SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jonathan Edward Sawyer

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jonathan Edward Sawyer and Brianna Danielle Luttrell & 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):

not as tenants in common but with full rights of survivorship

See attach exhibit A

(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 \$_____. 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. (The sentence between the symbols ®, 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 7-17-17; 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 7/17/17
by Jonathan Edward Sawyer

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



Notary Public for Oregon
My commission expires March 16, 2018

EXHIBIT "A"

PARCEL 1:

Lot 3, Block 4, WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

A portion of the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West Section line 429 feet South of the Southwest corner of the NW1/4 of the NW1/4 of said Section 5; thence East at right angles to said Section line a distance of 245.5 feet, more or less, to a point 34.5 feet West from the Northwest corner of Lot 1, Block 4, West Hills Homes; thence South parallel to the West line of said Lot 1 a distance of 100 feet to a point 34.5 feet West of the Southwest corner of said Lot 1; thence East a distance of 22.5 feet to a point 12 feet West of the Northwest corner of Lot 2, Block 4, West Hills Homes; thence South parallel to the West line of said Lot 2, a distance of 100 feet to a point of 12 feet West of the Southwest corner of said Lot 2; thence East 12 feet to the Southwest corner of said Lot 2; thence South along the West boundary of Lots 3 and 4, Block 4, West Hills Homes, a distance of 198 feet to the Southwest corner of said Lot 4; thence West a distance of 280 feet, more or less, to the West line of said Section 5; thence North 398 feet to the point of beginning.

SH (PR)