

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

2017-008360
Klamath County, Oregon



00207465201700083600020027

07/26/2017 02:39:48 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Hugh and Denise Currin
411 Pacific Terrace
Klamath Falls, OR 97601
Grantor's Name and Address
Raymond and Jan Driscoll
1230 Sunset Beach Road
Klamath Falls, OR 97601
Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):
Ray & Jan Driscoll
1230 Sunset Beach Rd.
Klamath Falls, OR 97601

KNOW ALL BY THESE PRESENTS that **BARGAIN AND SALE DEED**
Hugh and Denise Currin

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Raymond and Jan Driscoll

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):

See 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 \$ 16,000.00

① 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.② (The sentence between the symbols ②, 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 July 26, 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.

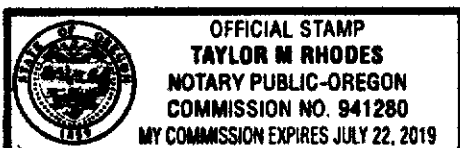
[Signature of Denise Currin]
Denise Currin

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 26, 2017
by HUGH CURRIN

This instrument was acknowledged before me on July 26, 2017
by DENISE CURRIN

as
of



[Signature of Taylor M. Rhodes]
Notary Public for Oregon
My commission expires 07-22-2019

Returned at Counter

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EXHIBIT "A"
ATTACHMENT

PARCEL 1:

Lot 20 (20) SUNSET BEACH, according to the duly recorded plat thereof, filed in Court House of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING RESERVATIONS: Domestic water shall be used for domestic purposes only. The users of water shall pay for operation and maintenance of the district water system. No home shall contain less than 900 square feet of floor space, exclusive of a garage, and both architecture and workmanship shall not be below FHA specifications. No livestock shall be allowed in the district other than pets, viz, cats and dogs, which shall be kept on the premises of the owner. No residential lot shall in any way be used for commercial purposes, nor shall more than one family unit be placed on one lot. No building shall extend more than 60 feet from the line between the property line and Sunset Drive.