

2017-009793

Klamath County, Oregon



00209279201700097930060067

08/30/2017 03:47:26 PM

Fee: \$67.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Valyn Sutter

9400 Newington Way

Elk Grove CA 95758

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Geraldine A. Jordan, as tenant in common

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Valyn T. Sutter, as tenant in common

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 30,000.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Valyn Sutter

9400 Newington Way

Elk Grove CA 95758

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Mika N.**

Blain, attorney at law

TO CORRECT the legal

description

PREVIOUSLY RECORDED IN BOOK 2017 AND PAGE 005769, OR AS FEE NUMBER ."

Returned at Counter

Blain K 200  
Returned at Counter

2017-005769

Klamath County, Oregon

00204284201700057690020028

06/26/2017 11:07:58 AM

Fee: \$47.00

After Recording, please send to:

Valyn Sutter

9400 Newington Way

Elk Grove, CA 95758

\*Please also send tax statements

To above address

### BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 19 day of May, 2017.

By Grantor, **Geraldine A. Jordan**, as tenant in common, conveys to Grantee **Valyn T. Sutter**, her undivided  $\frac{1}{2}$  interest, as tenant in common, in the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

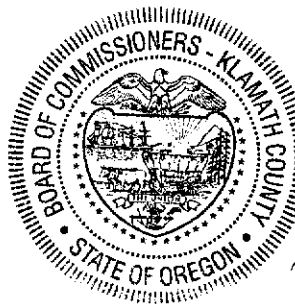
Frontier Tracts, Tract A., Lot 18 – Assessor's Account R3505-010BC-01500-000;  
Frontier Tracts, Tract A., Lot 19 – Assessor's Account R3606-010BC-01600-000;  
Frontier Tracts, Tract A., Lot 20 – Assessor's Account R3606-010BC-01700-000;  
Frontier Tracts, Tract A., Lot 21 – Assessor's Account R3606-010BC-01800-000;  
Frontier Tracts, Tract A., Lot 20 – Assessor's Account R3606-010BC-01900-000;

Together with 1975 Parkway 24X60 mobile home, Serial #24x603752UX #122444 located on real property 3606-101BC-01600.

Subject to Covenants, Conditions, Restrictions, Rights of Way of Record, and Those Apparent on the Land and Any and All Taxes Due

The true and actual consideration for this transfer, stated in terms of dollars, is \$30,000.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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,

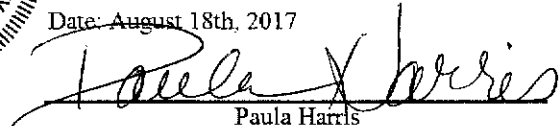


State of Oregon  
County of Klamath

I hereby certify that instrument #2017-005769, recorded on 5/26/2017, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: August 18th, 2017

  
Paula Harris

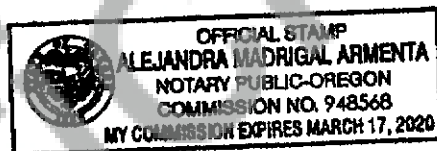


OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

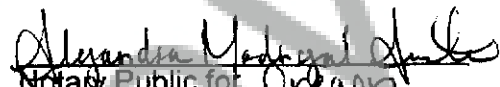
IN WITNESS WHEREOF, that said Grantor has executed this instrument this 19 day of May, 2017.

  
Geraldine A. Jordan

STATE OF <sup>Oregon</sup> ~~CALIFORNIA~~ }  
County of Umatilla } ss.



The above-mentioned person, Geraldine A. Jordan, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 19 day of May, 2017.

  
Notary Public for Oregon  
My Commission Expires 3/17/2020

Blain Law  
Returned at Counter

2017-005769

Klamath County, Oregon

After Recording, please send to:

Valyn Sutter

9400 Newington Way

Elk Grove, CA 95758

00204284201700057690020028

06/28/2017 11:07:58 AM

Fee: \$47.00

\*Please also send tax statements

To above address

### BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 19 day of May, 2017.

By Grantor, **Geraldine A. Jordan, as tenant in common**, conveys to Grantee **Valyn T. Sutter**, her undivided  $\frac{1}{2}$  interest, as tenant in common, in the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

Frontier Tracts, Tract A., Lot 18 - Assessor's Account R3505-010BC-01500-000;

Frontier Tracts, Tract A., Lot 19 - Assessor's Account R3606-010BC-01600-000;

Frontier Tracts, Tract A., Lot 20 - Assessor's Account R3606-010BC-01700-000;

Frontier Tracts, Tract A., Lot 21 - Assessor's Account R3606-010BC-01800-000;

\* ~~Frontier Tracts, Tract A., Lot 20 - Assessor's Account R3606-010BC-01900-000;~~

\* This is corrected to read: Frontier Tracts, Tract A., Lot 22 - Assessor's Account R3606-010BC-01900-000

Together with 1975 Parkway 24X60 mobile home, Serial #24x603752UX #122444 located on real property 3606-101BC-01600.

Subject to Covenants, Conditions, Restrictions, Rights of Way of Record, and Those Apparent on the Land and Any and All Taxes Due

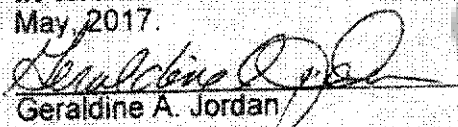
The true and actual consideration for this transfer, stated in terms of dollars, is \$30,000.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

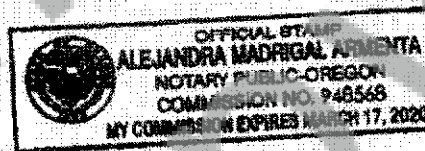
IN WITNESS WHEREOF, that said Grantor has executed this instrument this 19 day of May, 2017.

  
Geraldine A. Jordan

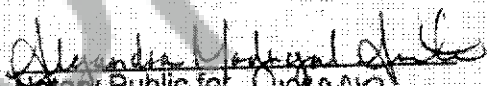
STATE OF Oregon ~~CALIFORNIA~~

County of Umatilla

SS.



The above-mentioned person, Geraldine A. Jordan, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 19 day of May, 2017.

  
Notary Public for Oregon  
My Commission Expires 3/17/2020

98 SEP -3 P2:36

Jul 2, 2007

## AFFIANT'S DEED

THIS INDENTURE made this 24 day of August, 1998, by and between Robert A. Sutter, Jr., the affiant named in the duly filed Affidavit concerning the Small Estate of Dorothy A. Parsley, deceased, hereinafter called the first party, and Robert A. Sutter, Jr., and Geraldine A. Jordan, as tenants in common, hereinafter called the second party.

## WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successor-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the Estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Frontier Tracts, Tract A, Lot 18 - Assessor's Account #R3505-010BC-01500-000;  
Frontier Tracts, Tract A, Lot 19 - Assessor's Account #R3506-010BC-01600-000;  
Frontier Tracts, Tract A, Lot 20 - Assessor's Account #R3606-010BC-01700-000;  
Frontier Tracts, Tract A, Lot 21 - Assessor's Account #R3606-010BC-01800-000;  
Frontier Tracts, Tract A, Lot 22 - Assessor's Account #R3606-010BC-01900-000. — Partial

Together with 1975 Parkway 24x68 mobile home, Serial #24x603752UX #127444 located on real property 3606-010BC-01600.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY ON RECORD, AND THOSE APPARENT ON THE LAND AND ANY AND ALL TAXES DUE.

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is, ESTATE DISTRIBUTION.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

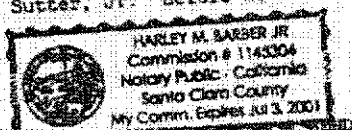
IN WITNESS WHEREOF, the first party has executed this instrument.

ESTATE OF DOROTHY A. PARSELEY

Robert A. Sutter, Jr.  
Robert A. Sutter, Jr., Affiant

STATE OF California ssCounty of San Diego

This instrument was acknowledged before me on August 24, 1998, by Robert A. Sutter, Jr. Before me:



TAX STATEMENTS TO:

Robert A. Sutter, Jr.  
1959 Robin Way  
Sunnyvale, CA 94086

Harley M. Barber Jr.  
Notary Public for  
My Commission Expires: 7/3/01

STATE OF OREGON

County of

I certify that the within instrument was received for record on the 3rd day of September, 1998, at 2:36 o'clock P.M., and recorded in book/file/instrument/microfilm/reception No. 65685, on page 32519, or as fee Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Bernetha G. Letsch, Co. Clerk

Name Title

BY Kathleen Ross Deputy

Fee: \$30.00