

2017-010452

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00210073201700104520020026

09/15/2017 08:40:21 AM

Fee: \$47.00

Bonnie Jane Cobb

6750 Airway Dr.

Klamath Falls OR 97603

Grantor's Name and Address

Cory Adam Stratton

2894 Greensprings Dr.

Klamath Falls OR

Grantee's Name and Address

After recording, return to (Name and Address):

Cory Adam Stratton

2894 Greensprings Dr.

Klamath Falls OR

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

Cory Adam Stratton

2894 Greensprings Dr.

Klamath Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Bonnie Jane Cobb

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

Cory Adam Stratton

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):

Tracts Nos. 1, 2, and 3 of Ankey Garden Tracts, according to the
duly recorded plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

(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 \$ 20,441.29. 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 9/14/17; 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

This instrument was acknowledged before me on 9/14/17 ss.

by Cory Adam Stratton

This instrument was acknowledged before me on 9/14/17

by Bonnie Jane Cobb

as Seller

of 6750 Airway Dr. Klamath Falls, OR 97603



OFFICIAL SEAL
OSCAR HERRERA
NOTARY PUBLIC - OREGON
COMMISSION NO. 924240
MY COMMISSION EXPIRES FEBRUARY 09, 2018

Notary Public for Oregon

My commission expires 2/9/2018

GENERAL BILL OF SALE

This agreement has been made on September 14th 2017 (Hereinafter the "Agreement Date") in the County of Klamath , in the State of Oregon between the following:

Purchaser. The individual Cory Stratton of 2894 Greensprings Dr, Klamath Falls, Oregon, 97601 (Hereinafter the "Buyer")

Seller. The individual Bonnie Cobb of 6750 Airway Dr, Klamath Falls, Oregon, 97603 (Hereinafter the "Seller").

Purchase Price. The Buyer agrees to pay \$20,491.29 which includes Municipal, County, and State taxes to the Seller in exchange for the possession and ownership of the following described property:

Property Description. Tracts Nos. 1, 2, and 3 of Ankey Garden tracts, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Additional Terms and Conditions: Until buyer is ready, removal or remodel existing structure, the seller may have access to property to remove personal belongings. All of the belongings left on premises of property become the buyers personal property at this time. If at anytime any of the belongings that are left, are wanted to be claimed by anyone but the seller, permission must be granted by the buyer.

Buyer and Seller acknowledge that the Property is being sold without any representations ("AS-IS") and that after the sale the Seller shall not have any liability other than the details in this Bill of Sale.

Buyer Signature _____

Cory Stratton

Seller Signature _____

Bonnie Cobb

Notary Public for Oregon
my commission expires
2/9/2018

