

2017-011368

Klamath County, Oregon



00211185201700113680040040

THIS SPACE PROVIDED FOR RECORDER'S USE ON

10/06/2017 09:43:25 AM

Fee: \$57.00

WHEN RECORDED RETURN TO:

Kelli L. Petersen
7730 Gromwell Court
Springfield, Virginia 22152

MAIL TAX STATEMENTS TO:

David F. Drake
14530 Sailview Court
Midlothian, Virginia 23112

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTORS,

- KELLI L. PETERSEN and DAVID F. DRAKE, a former married couple,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration
grants and releases without covenants to the GRANTEE:

- DAVID F. DRAKE, 14530 Sailview Court, Midlothian, Virginia 23112,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of
Oregon:

(legal description): LONE PINE ON THE SPRAGUE BLOCK 4 LOT 4

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R253497

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. 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.

Grantor Signatures:

DATED: 31 AUGUST 2017

K Petersen
KELLI PETERSEN

Kelli L. Petersen
7730 Gromwell Court
Springfield, Virginia, 22152

STATE OF VIRGINIA, COUNTY OF FAIRFAX, ss:

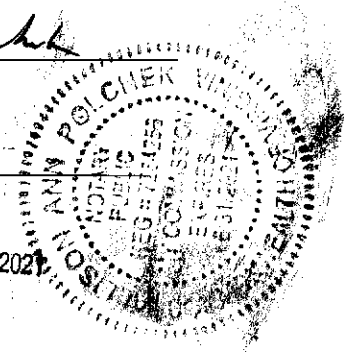
This instrument was acknowledged before me on this 31st day of August,
2017 by Kelli L. Petersen.

Ann Polcher
Notary Public
Signature of person taking acknowledgment

Allison A. Polcher
Title (and Rank)

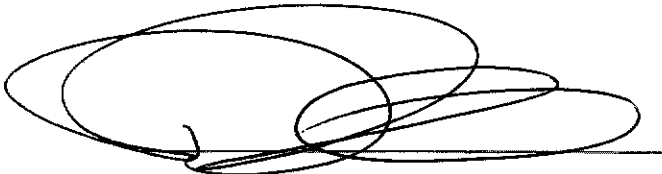
My commission expires _____

My Commission Expires August 31, 2021



Grantor Signatures:

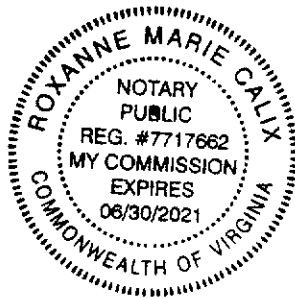
DATED: 9 SEP 2017



DAVID DRAKE

David F. Drake
14530 Sailview Court
Midlothian, Virginia, 23225

STATE OF VIRGINIA, COUNTY OF Chesterfield, ss:

This instrument was acknowledged before me on this 9th day of
September, 2017 by David F. Drake.




Notary Public
Signature of person taking acknowledgment

Assistant Manager / Notary
Title (and Rank)

My commission expires 06/30/2021