

2017-012423

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00212457201700124230020027

10/27/2017 02:41:56 PM

Fee: \$47.00

Jeff R. Bush
1915 DelMoro St.
Klamath Falls, OR 97601
Grantor's Name and Address

Tamera C. Bancroft
1915 DelMoro St.
Klamath Falls, OR 97601
Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Tamera Bancroft
1915 DelMoro St.
Klamath Falls, OR 97601

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

Jeff R. Bush
1915 DelMoro St.
Klamath Falls, OR 97601

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Jeffrey R. Bush

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

Tamera C. Bancroft & Jeff R. Bush with RIGHTS OF SUPERVISING
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 \$ 8,000.00. 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 October 27, 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 27, 2017

by Jeffrey R. Bush

This instrument was acknowledged before me on

by

as

of



Gisa M. Kessler
Notary Public for Oregon
My commission expires February 1, 2019.



Exhibit A

THIS SPACE RESERVED FOR

2017-010624

Klamath County, Oregon

09/19/2017 02:13:00 PM

Fee: \$47.00

After recording return to:

Jeffrey Bush

1915 Del Moro St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Jeffrey Bush

1915 Del Moro St.

Klamath Falls, OR 97601

File No. 179682AM

STATUTORY WARRANTY DEED

Constance J. Coleman, Successor Trustee of the Stone Family Trust u.a.d. February 6, 1990,

Grantor(s), hereby convey and warrant to

Jeffrey Bush,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A piece or parcel of land situated in the Northwest quarter of the Southeast quarter of Section 8, Township 39 South, Range 10 East of the Willamette Meridian in Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pipe driven in the ground in the Northerly boundary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shown by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears South 54° 30' East, 2744.1 feet distant, and running from said point of beginning North 8° 50' East 225.9 feet; thence North 65° 48' West parallel with the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway, 200.0 feet; thence South 8° 50' West 225.9 feet, more or less, to a point in the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway; thence South 65° 48' East along said highway right of way boundary 200.0 feet, more or less, to the said point of beginning.

The true and actual consideration for this conveyance is \$209,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2017-2018 Real Property Taxes, a lien not yet due and payable.