

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2017-010582

Klamath County, Oregon



002102332017001058200010010

09/19/2017 10:02:07 AM

Fee: \$42.00

Returned at Counter

#197226AM

Jeffrey W. Smith and Renee Smith husband and wife  
PO Box 8152, Klamath Falls OR 97602

Grantor's Name and Address

Blue Sky Acquisitions NW  
Pamela Shepherd, member/manager  
13080 Thomas Creek Rd Junction City KS 66441

Grantee's Name and Address

After recording, return to (Name and Address):

Blue Sky Acquisitions Pamela Shepherd  
13080 Thomas Creek Rd  
Junction City, KS 66441

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

Blue Sky Acquisitions  
13080 Thomas Creek Rd  
Junction City, KS 66441

2017-013154

Klamath County, Oregon

11/14/2017 09:39:25 AM

Fee: \$52.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jeffrey W. Smith and Renee Smith husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Blue Sky Acquisitions NW LLC, Pamela Shepherd Member/Manager hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lots 5 and 6, Block 12, Fairview Addition NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon

TOGETHER WITH that portion of vacated Donald Street which inured thereto, EXCEPTING THEREFROM the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said center line 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning, same being a portion of the N1/2 of vacated Donald Street in the City of Klamath Falls, Oregon, which adjoining Lot 6, Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, 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 \$ 0.00. 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 9/19/17; 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 ss.This instrument was acknowledged before me on September 19, 2017 by Jeff W. Smith & Renee Smith

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires February 01, 2019

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

\*Being re-recorded at the request of Amerititle to correct legal description as previously recorded in 2017-010582.

52.00

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 PO Box 8152, Klamath Falls OR. 97602 wife

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After recording, return to (Name and Address):

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Blue Sky Acquisitions  
 13080 Thomas Creek Rd  
 Junction City, KS 66441

SPACE RESERVED  
 FOR  
 RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jeffrey W. Smith and Renee Smith husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Blue Sky Acquisitions NW LLC, Pamela Shepherd Member/manager 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):

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 19, 2017  
 by Jeffrey W. Smith & Renee Smith

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Notary Public for Oregon

My commission expires February 01, 2019

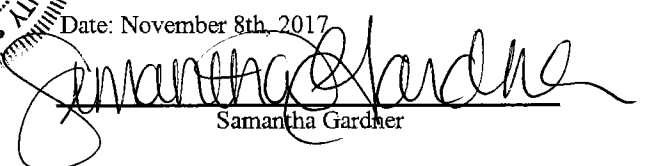


**State of Oregon  
County of Klamath**

I hereby certify that instrument #2017-010582,  
recorded on 9/19/2017, consisting of 1 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: November 8th, 2017

  
Samantha Gardner