

2017-013356

Klamath County, Oregon

11/20/2017 11:38:52 AM

Fee: \$42.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY E

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Billy M. Mohr
15316 90 Hwy 97 N
Siletz OR 97737

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

unchanged

SPACE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Billy Michael Mohr and Martha LeAnne McClanahan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Billy Michael Mohr and Martha LeAnne McClanahan and Jeremy Totman and Trish Totman*** 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):

***not as tenants in common but with right of survivorship

The portion of Lot One (1) Section 5, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County Oregon, lying and being South of the Klamath Deschutes County Line & North & Westerly of the Dalles-California Highway as now located, being triangular in shap and bounded on the South & East Side by the Dalles-California Hwy as now located on the North by the Deschutes County Line & on the West Line of said Lot 1 (one)

Tax Account #R-2310-00500-00200-000 and R-2310-00500-00300-000 R134704 and R134713

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

(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. 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 ϕ , 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 _____; 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.

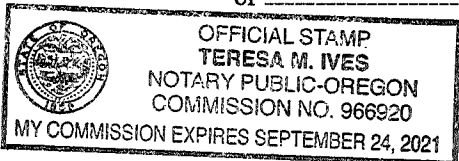
Billy Michael Mohr
Billy Michael Mohr

Martha LeAnne McClanahan
Martha LeAnne McClanahan

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on November 13, 2017, by Billy Michael Mohr and Martha LeAnne McClanahan

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Teresa M. Ives
Notary Public for Oregon
My commission expires 9/24/21