

2017-013845

Klamath County, Oregon



00214208201700138450020028

12/04/2017 02:54:24 PM

Fee: \$47.00

MAIL TAX STATEMENTS TO:

Kimberly Sellers-Blais
2554 Marceille Court
Coeur d'Alene, ID 83815

AFTER RECORDING RETURN TO:

Stephanie Schuyler
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

STATUTORY BARGAIN AND SALE DEED

Robert F. Wells, "Grantor," conveys to **Kimberly Sellers-Blais, "Grantee,"** the real property situated in Klamath County, State of Oregon, described as follows:

Crescent, Block 40, Lots 13 and 14, Klamath County, Oregon

The true and actual consideration paid for this conveyance is Zero Dollars (\$0.00). However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

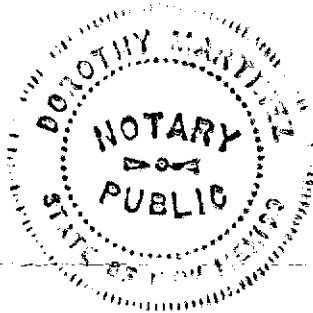
The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 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."


Dated this 25 day of November, 2017.

By: Robert F. Wells
Robert F. Wells

State of New Mexico)
) ss.
County of Los Alamos)

This instrument was acknowledged before me on November 25, 2017, by
Robert F. Wells.




Signature of notarial officer
My Commission Expires: 08/28/2018