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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2017-014358

Klamath County, Oregon



00214817201700143580010017

12/18/2017 12:04:00 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

LINDA J NICHOLS

ELLE'S LLC

P.O. BOX 459 SPR OR 97477

Grantor's Name and Address

DENNIS MCGILVREY

P.O. BOX 251

BEATTY, OR 97621

Grantee's Name and Address

After recording, return to (Name and Address):

DENNIS MCGILVREY

P.O. BOX 251

BEATTY, OR 97621

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

DENNIS MCGILVREY

P.O. BOX 251

BEATTY OR 97621

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ELLE'S LLC, LINDA J. NICHOLS

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

DENNIS MCGILVREY

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):

MAP: R-3611-001C0-06700-000

NIMROD RIVER PARK 5TH ADDITION

BLOCK 65 LOT 5 MS X#88952 HOME\*

commonly  
known as: 35436 Clackamas ST. Spaque River OR 97139

(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 \$ 35,000.00. 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 March 14, 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.

ELLE'S LLC by LINDA J NICHOLS  
Organizer Linda Nichols  
Linda Nichols

STATE OF OREGON, County of COOS ss.

This instrument was acknowledged before me on March 14 2017

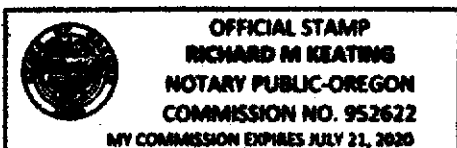
by Linda J. Nichols

This instrument was acknowledged before me on March 14 2017

by Linda J. Nichols

as Organizer

of ELLE'S LLC



Richard M. Keating  
Notary Public for Oregon

My commission expires July 21, 2020