

2018-000262

Klamath County, Oregon



00215625201800002620020022

01/08/2018 08:39:42 AM

Fee: \$47.00

After Recording, Please send to:

Dale Lamb Jr.
7635 Jacks Way
Klamath Falls, OR 97603

*Please Send Tax Documents
To above address

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 5 day of January, 2018.

Grantor, **Kevin L. Geaney and Angela L. Nichols** husband and wife, conveys to Grantee **Dale R. Lamb Jr.**, Grantee the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The and actual consideration for this transfer, stated in terms of dollars, is \$300,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND SECTIONS 5 TO 11, 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 VIOLATIONS 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 LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947),

AND INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restrictions of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

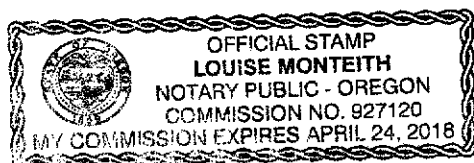
IN WITNESS WHEREOF, The said grantor has executed this instrument this day 5 of January, 2018.

Kevin L. Geaney
Kevin L. Geaney, Grantor

Angela L. Nichols
Angela L. Nichols, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 5th day of January, 2018 by Kevin L. Geaney and Angela L. Nichols.



Louise Monteith
Notary Public for Oregon
My Commission Expires: 04/24/2018