

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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01/11/2018 01:53:04 PM

Fee: \$42.00

Dana M. Murphy
430 N. Third Street
Klamath Falls, OR 97601

Grantor's Name and Address

Timothy A. Bostick
202 East Main Street
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Timothy A. Bostick
202 East Main Street
Klamath Falls, OR 97601

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

Timothy A. Bostick
202 East Main Street
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dana M. Murphy

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

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 _____ County, State of Oregon, described as follows (legal description of property):

Beginning at the Northeastly corner of Lot 11, Block 40, First Addition to the City of Klamath Falls, Oregon same being on the Westerly line of Third Street thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWANA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Easterly boundary of said Lot 8, Block 9, 55 feet to the Northeastly corner of said Lot 8, Block 9; thence Easterly and parallel with Jefferson Street 106 feet to the place of beginning, being the Northerly portion of 11, Block 40, FIRST ADDITION to the City of Klamath Falls, Oregon and the Northerly portion of Lot 10, Block 9, EWANA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, as shown by recorded plats thereof, recorded in the records of Klamath County, Oregon and the Northerly 1/2 of Lot 9, Block 9, EWANA HEIGHTS ADDITION

(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 \$ 10.00 ① 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. ① (The sentence between the symbols ①, 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 January 9, 2018; 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.

Dana Murphy

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 9th 2018

by Dana Murphy

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
DANIEL A. HERNANDEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 928983
MY COMMISSION EXPIRES JUNE 3, 2018

Daniel A. Hernandez
Notary Public for Oregon
My commission expires June 3, 2018