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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2018-000029

Klamath County, Oregon



00215363201800000290010014

01/02/2018 01:28:23 PM

Fee: \$42.00

2018-000719

Klamath County, Oregon



00216194201800007190010013

01/19/2018 02:17:06 PM

Fee: \$42.00

Returned at Counter

Richard Raymond Hamilton
P.O. Box 303, 512 S. 3rd
Chiloquin Oregon 97624
Grantor's Name and Address
DOMINIC HERRERA II
130 Hawthorne
Klamath Falls OR 97601
Grantee's Name and Address

After recording, return to (Name and Address):

DOMINIC HERRERA II
130 Hawthorne
Klamath Falls OR 97601

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

DOMINIC HERRERA II
130 Hawthorne
Klamath Falls OR 97601

Recording requested by Richard R
Hamilton SR to collecting the
LEGAL DESCRIPTION recorded as
2018-060029

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Richard Raymond Hamilton SR

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

DOMINIC HERRERA II

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):

KLAMATH FALLS North, BLOCK 7, LOT 1 & 2 per EM 1943
130 Hawthorne, Klamath Falls OR 97601

LOTS 1 and 2 BLOCK 7, NORTH KLAMATH FALLS Addition
To the city of Klamath Falls according to the
OFFICIAL PLAT THEREOF on file in the office of
the County Clerk of Klamath County, Oregon
EXCEPTING the Southern 10 feet THERE OF

(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 \$100,000.00. 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 01/02/2018; 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.

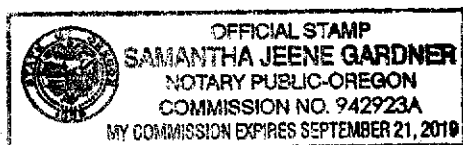
Richard Raymond Hamilton

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Jan. 02, 2018
by Richard Raymond Hamilton

This instrument was acknowledged before me on

by
as
of



Samantha Gardner
Notary Public for Oregon
My commission expires Sept. 21, 2019