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2018-001332

Klamath County, Oregon



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02/01/2018 01:27:35 PM

Fee: \$42.00

RETURN TO: Sharon A. Elder 630 California Ave. Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Sharon A. Elder 630 California Ave. Klamath Falls, OR 97601
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-BARGAIN AND SALE DEED-

Sharon A. Elder, Grantor, whose address is 630 California Ave., Klamath Falls, OR 97601, conveys to Sharon A. Elder, Gail M. Little, and Edward F. Tovani, Grantees, whose address is 6425 Terra Way, Citrus Heights, CA 95610, JTWROS, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the Westerly line of California Avenue, 50 feet South of the Northeast corner of Lot 4, Block 104, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence West 130 feet; thence South 6 feet; thence East 30 feet; thence South 13° 33' East 40.2 feet; thence South 63° 33' East 101.5 feet, more or less, to the Westerly line of California Avenue; thence North 90° feet to the point of beginning.

The true and actual consideration for this transfer is \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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 February day of 1, 2018.

Sharon A. Elder
Sharon A. Elder

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 1st day of FEBRUARY, 2018, the above-named Sharon A. Elder and acknowledged the foregoing instrument to be her voluntary act.

Karen Ann Baker
Notary Public for Oregon
My Commission expires: 9-7-2021

