

2018-002668

Klamath County, Oregon



00218518201800026680010015

03/12/2018 11:10:37 AM

Fee: \$42.00

Stefanie I. Rudolph

Grantor

David McAllister

Grantees

After recording return to:

David McAllister  
23909 Sprague River Rd.  
Sprague River, OR 97639

Until a change is  
requested, all tax statements  
shall be sent to the following address: GRANTEE

**BARGAIN AND SALE DEED**

Stefanie I. Rudolph, Grantor, conveys to the David McAllister, Grantee, the real property and all improvements thereon located in Klamath County, Oregon, described as follows:

Lots 15 and 16, Block 18, 1<sup>st</sup> Addition of Sprague River, according to the duly recorded plat thereof in the office of the County Clerk of Klamath County, Oregon.

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$600.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 3 day of March, 2018

Stefanie I. Rudolph  
Stefanie I. Rudolph

STATE OF California, County of YOLO ss.

Personally appeared the above named Stefanie I. Rudolph and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of YOLO  
Subscribed and sworn to (or affirmed)  
before me on this 3 day of March  
2018, by Stefanie Rudolph  
proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared  
before me.  
Signature [Signature]  
NOTARY PUBLIC

Before  
me:

Notary Public for \_\_\_\_\_  
My Commissioner Expires: \_\_\_\_\_

