

2018-003915

Klamath County, Oregon

04/02/2018 11:25:01 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Ten Bridges LLC

10175 SW Barbur Blvd. Ste. 214B

Portland, OR 97219

SEND ALL TAX STATEMENTS TO:

Ten Bridges LLC

10175 SW Barbur Blvd. Ste. 214B

Portland, OR 97219

BARGAIN AND SALE DEED

GRANTOR(S): Cindy Ibarra

GRANTEE: Ten Bridges LLC, an Oregon Limited Liability Company

TRUE AND ACTUAL CONSIDERATION: \$2,500.00 (Two Thousand Five Hundred Dollars).

AGREEMENT:

1. For the consideration of \$2,500.00 (Two Thousand Five Hundred Dollars), Grantor(s) conveys to Grantee all of Grantor's rights title, use and interest, including but not limited to all rights under ORS Chapter 18 and funds from that sheriff's sale in and to that certain real property being more particularly described below (the "Property") in their entirety and is nonrefundable.

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION: LOT 22 IN BLOCK 7 OF TRACT 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

More commonly known as: 4865 Glenwood Dr, Klamath Falls, OR 97603

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF: Oregon) ss.
COUNTY OF: Klamath

Mariah E. Wigg

My Commission Expires: May 11, 2019

