

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2018-004179

Klamath County, Oregon



00220245201800041790010017

04/06/2018 10:20:53 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Albert Derrick

309 Shaw Williams Road

Calistoga Ca. 94515

Grantor's Name and Address

Genevieve I. Derrick

309 Shaw Williams Road

Calistoga CA 94515

Grantee's Name and Address

After recording, return to (Name and Address):

Albert Derrick

309 Shaw Williams Rd

Calistoga CA. 94515

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

TERESA DE WOODS

2211 HUGHES

KLAMATH FALLS OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ALBERT DERRICK AND GENEVIEVE I.DERRICK

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

TERESA WOODShereinafter 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 KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 9 IN BLOCK 10, DIXON ADDITION TO THE CITY OF KIAMATH FALLS IN THE COUNTY OF KLAMATH, STATE OF OREGON

LOT 10 IN BLOCK 10, DIXON ADDITION TO THE CITY OF KIAMATH FALLS IN THE COUNTY OF KLAMATH, STATE OF OREGON

(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 \$ 0. 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.)

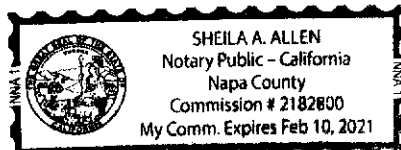
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 30, 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.

Albert Derrick
Albert Derrick

Genevieve I. Derrick
Genevieve I. Derrick

STATE OF OREGON, County of Napa ss.This instrument was acknowledged before me on March 30, 2018by Albert Derrick and Genevieve I. DerrickThis instrument was acknowledged before me on March 30, 2018by Grantorsof Lot 9 in Block 10, & Lot 10 in Block

Sheila A. Allen
Notary Public for Oregon CALIFORNIA
My commission expires Feb 10, 2021