

2018-004194

Klamath County, Oregon



00220264201800041940010012

04/06/2018 01:16:53 PM

Fee: \$42.00

Grantor's Name and Address

Wayne Stone, Personal Representative
8306 Booth Road
Klamath Falls OR 97603

Elisabeth Onove, Personal Representative
2618 Westgate Drive
Klamath Falls, OR 97603

Grantee's Name and Address

Larry R. Mittnacht, Jr.
5912 Cheyne Avenue
Klamath Falls OR 97603

After Recording Return to:

Larry R. Mittnacht, Jr.
5912 Cheyne Avenue
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Larry R. Mittnacht, Jr.
5912 Cheyne Avenue
Klamath Falls OR 97603

BARGAIN AND SALE DEED

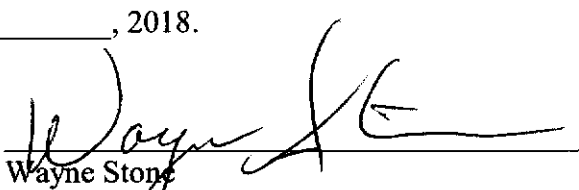
We, Wayne Stone and Elisabeth Onove, Co-Personal Representatives of the Estate of Larry R. Mittnacht, deceased, Klamath County Circuit Court Case No 17PB06291, hereinafter "Grantors", do hereby grant, bargain and convey all right, title and interest to Larry R. Mittnacht, Jr., hereinafter "Grantee", the following described real property situate in Klamath County, Oregon, to wit:

Lot 28 of First Addition to Madison Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$135,000.00. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 5 day of April, 2018.


Wayne Stone


Elisabeth Onove

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 5 day of April, 2018, by Wayne Stone and Elisabeth Onove.




NOTARY PUBLIC FOR OREGON

My Commission Expires: 5-14-2021