

2018-005133

Klamath County, Oregon



00221347201800051330010018

04/26/2018 10:33:20 AM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Allen Duckworth  
  
P.O. Box 5020  
King City, CA 93930

## -BARGAIN AND SALE DEED-

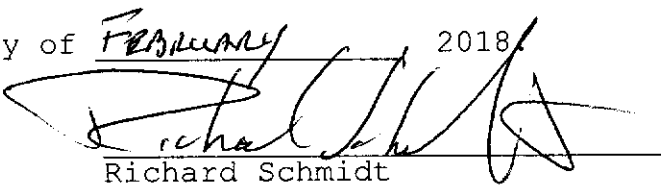
Richard Schmidt and Lori Schmidt, Grantors, whose address is 7212 191<sup>st</sup> Ave. E, Bonney Lake, WA 98390, convey to Allen Duckworth, Sr., Grantee, whose address is P.O. Box 502, King City, CA 93930, the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Lot, 12, Block 15, Sprague River Valley Acres, County of Klamath, State of Oregon, as per plat recorded in the real property records for Klamath County.

The true and actual consideration for this transfer is \$3,800.00.

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 16 day of February 2018.

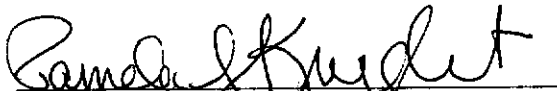
  
Richard Schmidt

  
Lori Schmidt

STATE OF WASHINGTON )  
County of Pierce ) ss.

Personally appeared before me this 16 day of February, 2018, the above-named Richard Schmidt and Lori Schmidt and acknowledged the foregoing instrument to be their voluntary act.



  
Notary Public for Washington  
My Commission expires: 10/9/21

Allen Duckworth  
Returned at Counter