

2018-005485

Klamath County, Oregon



00221736201800054850010011

05/02/2018 12:12:18 PM

Fee: \$42.00

Dorothy Ann Simpler

23951 Rock Creek Rd.
Sprague River, OR 97639

Grantor's Name and Address

Alexis Ann Ada

23951 Rock Creek Rd.
Sprague River, OR 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Alexis Ann Ada
23951 Rock Creek Rd.
Sprague River, OR 97639

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

Dorothy Ann Simpler
23951 Rock Creek Rd.
Sprague River, OR 97639SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dorothy Ann Simpler

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alexis Ann Ada and Dorothy Ann Simpler with rights of survivorship hereinafter 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):

- 80 acres + wooded + meadow (floods)
- Dwelling
- Well
- Septic

Government Lots 2, 3, 6, and 7 of Section 39, Township 36 South, Range 11 East of the Willamette Meridian

The actual consideration consists of or includes other property of value given or promised which is the whole consideration.

(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. ① 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. ② (The sentence between the symbols ①, 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 May 2 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.

To have the equal rights
as I, the grantor,

Dorothy Ann Simpler
Dorothy Ann Simpler

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 2 2018
by Alexis Ann Ada Dorothy Ann Simpler

This instrument was acknowledged before me on May 2 2018

by _____
as _____
of _____



OFFICIAL STAMP
CHELSEY CARYN ALISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 953502
MY COMMISSION EXPIRES AUGUST 18, 2020

Chelsey Caryn Alison
Notary Public for Oregon

My commission expires August 18, 2020