

2018-006357

Klamath County, Oregon



00222817201800063570020028

05/24/2018 11:00:08 AM

Fee: \$47.00

Diane L. Ardizzone

Trustee of Diane L. Ardizzone Trust dated October 13, 2015

Grantor

Timothy Rosso Baron and Sylvia Ann Baron

P.O. Box 1945

Zephyrhills, FL. 33539

Grantee

After recording return to: GRANTEE

Until a change is

requested, all tax statements

shall be sent to the following address: GRANTEE

### BARGAIN AND SALE DEED

Diane L. Ardizzone Trustee of Diane L. Ardizzone Trust dated October 13, 2015, Grantor, conveys to the Timothy Rosso Baron and Sylvia Ann Baron, husband and wife. Grantee, the real property and all improvements thereon in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

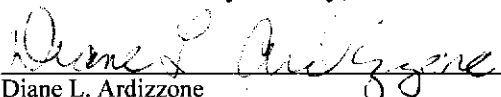
**Lots 13, 14 and 15 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$2,500.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 23<sup>rd</sup> day of May, 2018.

  
Diane L. Ardizzone

Trustee of Diane L. Ardizzone Trust dated October 13, 2015



STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Diane L. Ardizzone Trustee of Diane L. Ardizzone Trust dated October 13, 2015 and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me [Signature]  
Notary Public for Oregon  
My Commissioner Expires: 12-17-2021

