

2018-009881

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



0022723201800098810010014

08/21/2018 12:44:48 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Louie Martin
6356 RAYE BLVD
Klamath Falls OR 97603
Grantor's Name and Address
Dennis Fleming and Dorothy Fleming
6357 Nib St
Klamath Falls OR 97603
Grantee's Name and Address

After recording, return to (Name and Address):

Dennis Fleming
6357 Nib St
Klamath Falls, OR 97603

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

Dennis Fleming
6357 Nib St
Klamath Falls OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Louie Martin*

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

*Dennis and Dorothy Fleming*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 Falls* County, State of Oregon, described as follows (legal description of property):

Parcel II: Lot 17, Ankeny Garden Tracts, in the County of Klamath, State of Oregon, Except Therefrom The East 254 feet thereof, subject, however, to the following

- 1. Regulations, including levies, liens and utility assessments of the city of Klamath Falls*
- 2. Regulations, including levies, assessments, water and irrigation rights and easements, for ditches and canals, of Klamath Irrigation District*
- 3. Reservations contained in deed to W.J. Pentecost, et ux., indeed Volume 263 at page 243, and in Deed Volume 263 at page 316, Records in Klamath County, 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 \$ *15,000.00* 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 *8-21-2018*; 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.

Louie Martin
Dennis Fleming

STATE OF OREGON, County of *Klamath*This instrument was acknowledged before me on *August 21st, 2018*by *Louie Martin and Dennis Fleming*This instrument was acknowledged before me on *August 21st, 2018* new

by

as

of



Mariah E. Willy
 Notary Public for Oregon
 My commission expires *May 11, 2019*