

2018-011133

Klamath County, Oregon



00228669201800111330020022

09/13/2018 02:31:42 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

Mika N. Blain
729 Pacific Terrace
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Enterprise Irrigation District, organized and operating pursuant to the Irrigation District Act, Chapter 545 of the Oregon Revised Statutes, Grantor, hereby grants, bargains, and sells unto Mika N. Blain, Grantee, its interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 2, Block 1, Bryant Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said parcel is also described as Klamath County Tax Assessor's Account No. R-3909-003AA-00700 and Account R524720 and M49110 Map No. M-118985, and more commonly referred to as 4022 Shasta Way, Klamath Falls, Oregon 97603.

Grantor purchased said real property at a Sheriff's Sale from the Sheriff of Klamath County, Oregon on April 25, 2018, and has assigned to Grantee all of Grantor's right, title, and interest under the Certificate of Sale Upon Execution. Grantor's interest in the real property and improvements described above is subject to the rights of redemption described in said Certificate of Sale Upon Execution, Sheriff's No. F18-0214, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 16CV40984.

All of said property is conveyed to Grantee in its "as is" condition, without any representations as to the condition, quality, or use of the subject property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 7th day of Sept. 2018.

ENTERPRISE IRRIGATION DISTRICT

By: Don Russell
Don Russell, Chairman

By: Tracy Ronningen
Tracy Ronningen, Secretary

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Sept. 7, 2018 by Don Russell and Tracy Ronningen, in their capacities as Chairman and Secretary, respectively, of the Board of Directors of the Enterprise Irrigation District.



Linda Louise DeAmara
Notary Public for Oregon
My Commission Expires: Aug. 11, 2020