

2018-011287

Klamath County, Oregon



00228850201800112870030032

09/18/2018 10:35:39 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Anthony Thomason
302 Rio Del Mar
American Canyon, California 94503

MAIL TAX STATEMENTS TO:

Anthony Thomason
302 Rio Del Mar
American Canyon, California 94503

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Fred C Thomason, a single person,

for and in consideration of: \$7,500.00 grants and releases with covenants to the GRANTEE(S):

- Anthony Thomason and Jessica Thomason,, 302 Rio Del Mar, American Canyon, Napa County, California, 94503,

the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): The S 1/2 of the N 1/2 of the NW 1/4 of the NE 1/4 of Section 17, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants

that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: Map Lot #R-2410-01700-00300-000

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. 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.

Grantor Signatures:

DATED: 8/27/18



Fred C Thomason
12232 Beechwood Dr.
La Pine, Oregon, 97739

Attached to Bargain + Sale Deed

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 27th day of August,
2018 by Fred C Thomason.

State of Oregon
County of Deschutes



Notary Public

Signature of person taking acknowledgment

Notary Public - Oregon

Title (and Rank)

My commission expires Feb 25th, 2020

