

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-000221

Klamath County, Oregon



00234206201900002210010018

01/08/2019 10:55:36 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Charles Sullivan

37709 Highway 97 N

Chiloquin OR 97624

Grantor's Name and Address

Gary L Hall &amp; Marjeanne Learmonth

11230 Sprague River Rd

Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

Gary L Hall &amp; Marjeanne Learmonth

11230 Sprague River Rd

Chiloquin OR 97624

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

Gary L Hall &amp; Marjeanne Learmonth

11230 Sprague River Rd

Chiloquin OR 97624

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charles Sullivan

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

Gary L Hall &amp; Marjeanne Learmonth

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):

2.5 Acres Address 37637 Highway 97 N Chiloquin  
Parcel # 35070040001000000Single Family Detached 720 sqft dwelling, paved 3 spaces and  
small garage

N 1/2 N 1/2 of Government Lot 26 lying East of the Highway 97 in Section 4 township 35 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, and the South 500 feet of Government Lot 21 lying East of Highway 97 in Section 4 township 35 South Range 7 East of the Willamette Meridian 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 \$ 70,000. 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 1-8-2019; 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.

STATE OF OREGON, County of Klamath

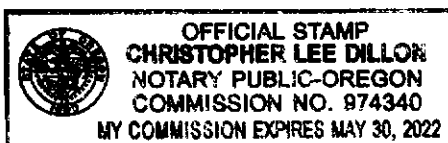
This instrument was acknowledged before me on 1-8-2019 ss. Charles Sullivan

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 5-30-2022