

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-002427

Klamath County, Oregon



00237009201900024270010011

03/15/2019 12:52:00 PM

Fee: \$82.00

CLARA R. KUSATAKE

5116 BRISTOL AVENUE

KLAMATH FALLS, OR 97603

Grantor's Name and Address

CLARA R. KUSATAKE

ROBERT W. SERRANO, SR.

P.O. Box 1127, Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

ROBERT W. SERRANO, SR.

P.O. Box 1127

KLAMATH FALLS, OR 97601

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

ROBERT W. SERRANO, SR.

P.O. Box 1127

KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CLARA R. KUSATAKE

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

CLARA R. KUSATAKE AND ROBERT W. SERRANO, SR.

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):

LOT 13 IN BLOCK 2 AND THE EAST 35 FEET OF LOT 12 IN BLOCK 2  
OF WEST HILLS HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 \$600,000.00. 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 15 MARCH 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 15, March, 2019

by Robert W. Serrano

This instrument was acknowledged before me on 15, March, 2019

by Clara R. Kusatake

as Grantor's Name

of Lot 13 in block 2 and the East 35 feet of Lot 12 in block 2



OFFICIAL SEAL  
JULIE TINA KRAAN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 981425

My Commission Expires JUNE 12, 2020

Notary Public for Oregon

My commission expires June 12, 2020