



00239252201900043020030038

THIS SPACE PROVIDED FOR RECORDER'S USE ON \_ \_

04/23/2019 10:56:52 AM

Fee: \$92.00

**WHEN RECORDED RETURN TO:**

Ashley S. Jeanes  
PO Box 82  
Cortland, Ohio 44410

**MAIL TAX STATEMENTS TO:**

Ashley S. Jeanes  
PO Box 82  
Cortland, Ohio 44410

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**BARGAIN AND SALE DEED WITH COVENANTS****THE GRANTOR(S),**

- Sean W. Jeanes, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Ashley S. Jeanes, PO Box 82, Cortland, Trumbull County, Ohio, 44410,
- the following described real estate, situated in the County of Klamath County, State of Oregon:

(legal description): Lot 17 in Block 60 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No.  
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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: 3811-016C0-00900

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:**

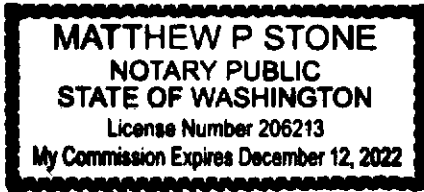
DATED: 19 APR 2019

Sean W. Jeanes

Sean W. Jeanes  
16036 Bald Hill Road SE  
Yelm, Washington, 98597

STATE OF WASHINGTON, COUNTY OF PIERCE, ss:

On this 19<sup>th</sup> day of April, 2019, before me personally appeared Sean W. Jeanes, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



A handwritten signature in black ink, appearing to be "Sean W. Jeanes", written over a horizontal line.

Notary Public  
Signature of person taking acknowledgment

NOTARY PUBLIC  
Title (and Rank)

My commission expires 12 Dec 2022

Notary Address:

052A, JBLM  
BLDG 2027, JBLM, WA 98433  
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