

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2019-005034

Klamath County, Oregon



00240117201900050340010015

05/09/2019 03:31:54 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

SAMUEL A. & SHIRLEY A. RUTLEDGE
3030 CREST ST.
KLAMATH FALLS, OR. 97603

Grantor's Name and Address

SAMUEL A. & SHIRLEY A. RUTLEDGE &
ROLINDA A. & JAMES FINE
1505 PATTERSON KLAMATH FALLS, OR. 97603

Grantee's Name and Address

After recording, return to (Name and Address):

SAMUEL A. & SHIRLEY A. RUTLEDGE
3030 CREST ST. KLAMATH FALLS
OREGON 97603

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

SAMUEL A. & SHIRLEY A. RUTLEDGE
3030 CREST ST. KLAMATH FALLS
OREGON 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

SAMUEL A. & SHIRLEY A. RUTLEDGE &
ROLINDA A. FINE & JAMES FINE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SAMUEL A. & SHIRLEY A. RUTLEDGE & ROLINDA A. FINE & JAMES FINE

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):

LAKEVIEW BLOCK-55 LOT-5

(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 \$ 0. 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 May 8th 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 May 8th 2019
by Samuel A. Rutledge and Shirley A. Rutledge

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Leticia Meranda Fisher
Notary Public for Oregon
My commission expires April 11, 2020