

MT 2591264AM

2019-005330

Klamath County, Oregon

05/13/2019 03:17:01 PM

Fee: \$92.00



After recording return to:
Scott Shope
107 Steiner St
San Francisco, CA 94117

Until a change is requested all tax
statements shall be sent to the
following address:
Scott Shope
107 Steiner St
San Francisco, CA 94117

File No.: 11868610d (RB)
Date: April 19, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Bank of America, N.A., Grantor, conveys to **Scott Shope**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Easterly 24 feet of Lot 36 and the Westerly 20 feet of Lot 35, together with that portion of vacated alley which inured thereto, ROSELAWN SUBDIVISION, being a portion of Block 70 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of the vacated ally that inured thereto by ordinance #5038 recorded on December 10, 1958 in Volume 307, Page 405, Deed recorded of Klamath County, Oregon.

The true consideration for this conveyance is **\$42,500.00**. (Here comply with requirements of ORS 93.030)

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

924411

APN: R-3809-029BD-10400-000

Bargain and Sale Deed
- continued

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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.

Dated this 19 day of April, 2019.

Bank of America, N.A

By: Carrington Mortgage Services, LLC, as
Attorney in Fact

By:

Name: .
Title:

Scott Hazen
REO Director

APR 19 2019

STATE OF

)

)ss.

County of

)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as

_____ of Bank of America, N.A, on behalf of the
_____.

See Attached

Notary Public for
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On April 19, 2019 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

