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NO PART OF ANY STEVENNESS FORM MAY BE REPRODUCED

2019-005353

Klamath County, Oregon



00240463201900053530020026

05/14/2019 11:06:21 AM

Fee: \$87.00

JON RICKEY
95 SALE LANE, STE E
RED BLUFF, CA 96080

Grantor's Name and Address

JOE KELLAR
756 RIO STREET
RED BLUFF, CA 96080

Grantee's Name and Address

All recording, return to (Name and Address):

JOE KELLAR
756 RIO STREET
RED BLUFF, CA 96080

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

JOE KELLAR
756 RIO STREET
RED BLUFF, CA 96080

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jon Rickey

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOE KELLAR hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the covenants, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 51 IN FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTHERLY PARALLEL WITH SIXTH STREET 110 FEET; THENCE WESTERLY PARALLEL WITH HIGH STREET 71 FEET; THENCE SOUTHERLY PARALLEL WITH SIXTH STREET 110 FEET; THENCE EASTERLY PARALLEL WITH HIGH STREET 71 FEET TO THE PLACE OF BEGINNING, ALL OF SAID DESCRIBED PROPERTY BEING A PART OF BLOCK 51 IN FIRST ADDITION TO KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 \$280,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ___ part of the X 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 _____; 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 PARCE, 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 30.020, 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 _____ ss.

This instrument was acknowledged before me on _____ by _____

This instrument was acknowledged before me on _____ by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL PURPOSE 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 TEHAMA)

On May 13 2019 before me, GORDON RAY WILSON Notary Public,
Date (here insert name and title of the officer)

personally appeared Jon Pichey
Joe Kellar

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: [Signature] (Seal)

Commission Expires 3/15/2020

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____