

2019-011422

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00247934201900114220060064

10/01/2019 12:33:30 PM

Fee: \$107.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: Scott HennessyAddress: 5533 West St Francis CrCity, ST Zip: Loomis CA 95660**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bill of Sale**3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Peter McLean Eames 7793 SW Pine St Portland, Ore 97223Grantor Name: Andrew Christopher Eames 1072 Fr Acres Dr Eugene, Ore 97401**4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Scott Hennessy 5533 West St Francis Cr Loomis CAGrantee Name: Altison Hennessy " " 95650**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Scott HennessyAddress: 5533 West St Francis CrCity, ST Zip: Loomis CA 95660**6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$ 260,000.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. - Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: 12 126394

GENERAL BILL OF SALE

This agreement has been made on August 12th 2018 (Hereinafter the "Agreement Date") in the County of Klamath, in the State of Oregon between the following:

Buyer. The individual Allison Hennessy and individual Scott Hennessy, both of 5533 W. St. Francis Circle, Loomis, California, 95650 (collectively, hereinafter the "Buyer")

Seller. The individual Peter McLean Eames of 7793 SW Pine Street, Portland, Oregon , 97223 and individual Andrew Christopher Eames of 1072 Fir Acres Drive, Eugene Or. 97401 (collectively, hereinafter the "Seller").

For the consideration described herein and acknowledged by the parties, the Buyer and Seller agree as follows:

Purchase Price. The Buyer agrees to pay the sum of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) which sum shall include the Municipal, County, and State taxes, to the Seller by check/cash/wire transfer within two (2) business days after the Agreement Date in exchange for the possession and ownership of the following described property:

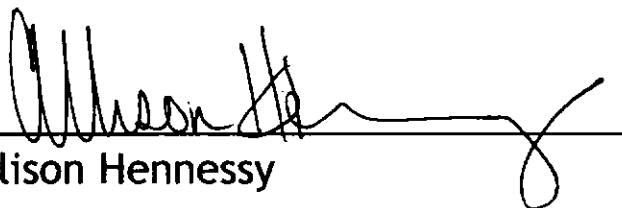
Property Description. Per permit description, Lot 2 of Odell Lake Y Tract, a plat of which is on file in the office of the Forest Supervisor. Including, but not limited to, one primary cabin and all of its contents, one guest cabin and all of its contents, septic system, water system and rights to original spring (may include pipe line, pump, storage tanks and a strip of land approximately 180 feet in length and 2 feet in width to accommodate a buried pipe line), dock, driveway, stairways, retaining walls, outdoor grill, antenna (collectively referred to herein as the "Property").

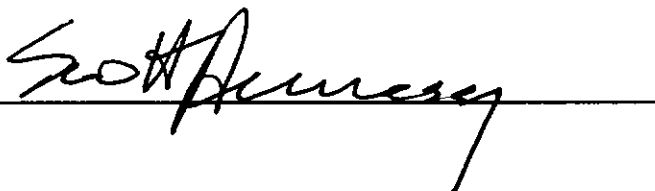
AS-IS: Buyer and Seller acknowledge that the Property is being sold without any representations or warranties, express or implied, as to the condition of such property ("AS-IS") and that after the sale the Seller shall not have any liability other than the details in this Bill of Sale. Buyer has been given the opportunity to inspect, or have inspected, the Property and Buyer agrees to accept all Property in its existing state, except for the replacement of the septic system described herein.

Additional Terms and Conditions: Septic system will be replaced by seller. Funds for replacement septic system will be placed in a joint account in the amount of \$12,000. Should the replacement cost be less than the agreed amount, the remaining balance will be returned to sellers within five (5) business days of completion of the replacement of the septic system, but in no event later than six (6) months after the Agreement Date. Should the replacement amount be greater than \$12,000, the buyers will assume the cost of the overage.

The Property is located in Klamath County, Oregon and this agreement shall be construed in accordance with Oregon law. After recording return to: Scott and Allison Hennessy 5533 W. St. Francis Circle, Loomis CA. 95650. Please send tax statements to Buyers address: Scott and Allison Hennessy 5533 W. St. Francis Circle, Loomis, CA. 95650.

Buyer Signature


Allison Hennessy



Co-Buyer Signature

Scott Hennessy

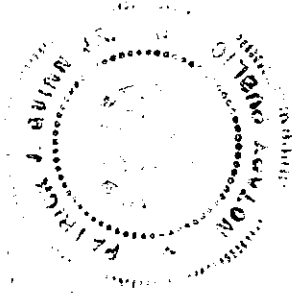
Seller Signature

Peter McLean Eames

Co-Seller Signature

Andrew Christopher Eames

PATRICK J. QUINN JR.
Notary Public, Maine
My Commission Expires
June 10, 2025



Patrick J. Quinn Jr.
September 30th 2019

9/28/2019

[Signature]

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 Placer

On September 26, 2019 before me, Devan Varshawsky, Notary public
(insert name and title of the officer)

personally appeared Allison Hennessy, Scott Hennessy
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 *Devan*

(Seal)



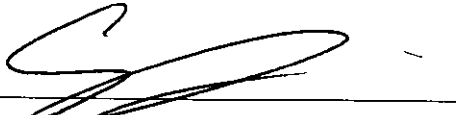
Acknowledgment in an Individual Capacity

State of OREGON

County of Oregon

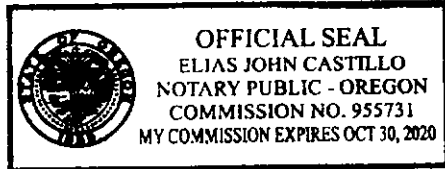
This record was acknowledged before me on (date) 9/28, 2019 by

(name(s)) of individual(s) Andrew Christopher Eanes



Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 3 of a Bill of Sale (title or type of document), dated 9/28, 2019, consisting of 4 pages.