

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-011835

Klamath County, Oregon



00248417201900118350030031

10/10/2019 11:06:09 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Judith Jacobs
344 Thornridge Lane
Merlin, OR 97532
Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

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

Mike Oldendorf
17906 Hamaker Lane PDS21
Keno, OR 97627

BARGAIN AND SALE DEED - STATUTORY FORM

conveys to Judith C Jacobs, Grantor,
Mike Oldendorf, Grantee,
the following real property situated in Klamath County, Oregon:

Lot 3, Block 25, Tract 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 1.00. (Here, comply with the requirements of ORS 93.030.)

DATED _____; 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 Josephine

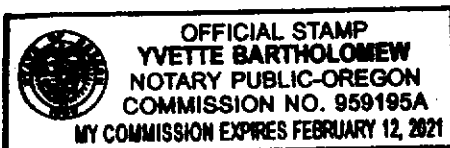
This instrument was acknowledged before me on 1st October, 2019,
by Judith Jacobs & Mike Oldendorf

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires Feb 12, 2021



Klamath County-Assessor

Phone: (541) 883-5111
FAX: (541) 851-3957
E-mail: nbigby@klamathcounty.c

KLAMATH COUNTY GOVERNMENT CENTER — 306 MAIN STREET • KLAMATH FALLS, OREGON 97601

Certificate of Taxes Paid

Klamath County has received notice of application for status change of a manufactured home. This certifies that there is no taxes owed to Klamath County for the current year.

Margaret Kennelly
Signature

10/1/2019
Date

RECEIVED

OCT 1 2019

K.C. Assessors Office

M - 40100
Property Tax Account Number

This certification is valid through 10/15/19 and only for Home ID: # 171709

KLAMATH County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

August 14, 2019 11:22:27 am

Account # 488920
Map # 3907-026D0-08200
Code - Tax # 097-488920

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr KLAMATH RIVER ACRES 4TH ADDITION
Block - 25 Lot - 3

Mailing Name JACOBS JUDITH C TRUSTEE &

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of JACOBS JUDITH C 2010 LIVING TRUST

Appraiser MARGARET KENNEALLY

Mailing Address 344 THORNIDGE LN
MERLIN, OR 97532

Prop Class 101 MA SA NH Unit
RMV Class 101 00 00 016 5201-1

Situs Address(s)	Situs City
ID# 17906 HAMAKER LN	KLAMATH FALLS

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
097 Land	40,850			Land	0
	54,410				0
Code Area Total	95,260	60,360	60,360		0
Grand Total	95,260	60,360	60,360		0

Code Area	Ex	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	Trended RMV
097					CONVERTED OSD	100			20,000
097	1	<input checked="" type="checkbox"/>		R2	Residential Site	100 A	1.14		20,850
Grand Total							1.14		40,850

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
097	1		110	Residential Other Improvements	100	0		54,410
Grand Total						0		54,410

Code Area	Type	Exemptions/Special Assessments/Potential Liability						
097		FIRE PATROL:						
		■ FIRE PATROL SURCHARGE	Amount	47.50		Year	2018	
		■ KLAMATH LAKE TIMBER	Amount	18.75 Acres	1.14	Year	2018	

MS Account(s): 097-P-40100

Comments: 1973 OLYMPIA K-06906

Bargan
File