
MTC 232921AM

THIS SPACE RESERVED FOR RECORDER'S USE

2019-012832

Klamath County, Oregon

11/01/2019 10:41:01 AM

Fee: \$87.00

Kent Pederson and Phil B. Doddridge

1143 Pine Street

Klamath Falls, OR 97601

Grantor's Name and Address

D and P Properties

1143 Pine St

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

D and P Properties

1143 Pine St

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

D and P Properties

1143 Pine St

Klamath Falls, OR 97601

File No.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Kent Pederson and Phil B Doddridge

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

D and P Properties an Oregon General Partnership

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

A tract of land situated in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE1/4; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 feet to the point of beginning.

AND

Lot 14 in Block 2 of WINEMA GARDENS 1ST ADDITION, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to change vesting.

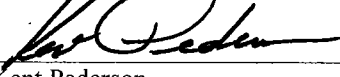
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

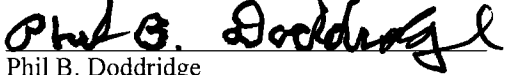
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 31 ^{December} ~~November~~ day of ~~November~~ ^{October}, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.




Kent Pederson
State of Oregon } ss
County of Klamath }



Phil B. Doddridge

On this 31 ^{October} ~~November~~ day of ~~November~~ ^{October}, 2019, before me, Brenda Jean Phillips a Notary Public in and for said state, personally appeared Kent Pederson and Phil B. Doddridge, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 2/4/2020

