

2019-013087

Klamath County, Oregon



00249945201900130870030036

11/08/2019 08:07:38 AM

Fee: \$92.00

TAX STATEMENTS

After Recording, please send to:

Valyn Sutter

9400 Newington Way

Elk Grove, CA 95758

Returned at Counter

**BARGAIN AND SALE DEED**

This Bargain and Sale Deed, executed this 30<sup>th</sup> day of October

By Grantors, Sabrina E. Horner, and Samantha E. Bartholomew, as tenants in common, conveys to Grantees James E. Sutter, Micaiah J. Sutter, and Elizabeth A. (Sutter) Reece, their undivided  $\frac{1}{2}$  interest, as tenants in common, in the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

Frontier Tracks, Tract A., Lot 18 – Assessor's Account R3505-010BC-01500-000;  
Frontier Tracks, Tract A., Lot 19 – Assessor's Account R3505-010BC-01600-000;  
Frontier Tracks, Tract A., Lot 20 – Assessor's Account R3505-010BC-01700-000;  
Frontier Tracks, Tract A., Lot 21 – Assessor's Account R3505-010BC-01800-000;  
Frontier Tracks, Tract A., Lot 22 – Assessor's Account R3505-010BC-01900-000;

Together with 1975 Parkway 24X60 mobile home, Serial #34x603752UX  
#122444 located on real property 3606-101BC-1600.

Subject to Covenants, Conditions, Restrictions, Rights of Way of Record, and  
Those Apparent on the Land and Any and All Taxes Due.

The true and actual consideration for this transfer, stated in terms of dollars, is \$20,000. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restricted use of real property due to land use regulations) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for

restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, that said Grantors have executed this 30 day of October  
~~2018~~ 2019

  
\_\_\_\_\_  
Sabrina E. Horner

  
\_\_\_\_\_  
Samantha E. Bartholomew

SEE ATTACHED  
ACKNOWLEDGEMENT  
JULY 11, 2019

STATE OF CALIFORNIA    )  
  ) ss.  
County of Santa Clara    )

The above-mentioned persons, Sabrina E. Horner, and Samantha E. Bartholomew, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before the his  
\_\_\_\_ day of \_\_\_\_\_, 2018.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Santa Clara )

**Kunal Dave, Notary Public**

On 10/30/2017 before me, \_\_\_\_\_  
Date

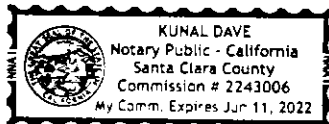
Here Insert Name and Title of the Officer

personally appeared Sabrina E. Horner and Samantha E. Bartholomew  
Name(s) of Signer(s)

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 Kunal Dave  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Bargain & Sale Deed Document Date: 10/30/2017  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Sabrina E. Horner  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: Samantha E. Bartholomew  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_