

2019-013692

Klamath County, Oregon

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00250644201900136920030035

**Timothy Rosso Baron and Sylvia Ann Baron**

11/22/2019 10:07:36 AM

Fee: \$92.00

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

Reference: Account Number 332875

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Fred J. KristfeltAddress: 490 Volans Ave, SWCity, ST Zip: Ocean Shores, WA 98569**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): Land Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Seller; for Mortgages/Liens list Borrower/DebtorGrantor Name: Timothy Rosso Baron, PO Box 1945 Zephyrhills, FL 33539Grantor Name: Sylvia Ann Baron, PO Box 1945 Zephyrhills, FL 33539**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/CreditorGrantee Name: Fred J. Kristfelt, 490 Volans Ave, SW, Ocean Shores, WA 98569

Grantee Name: \_\_\_\_\_

**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: Fred J. KristfeltAddress: 490 Volans Ave, SWCity, ST Zip: Ocean Shores, WA 98569**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:

\$ 3000.00**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.: \_\_\_\_\_

**LAND SALE DEED**

**Seller**

Timothy Rosso Baron and Sylvia Ann Baron  
P.O. Box 1945  
Zephyrhills, FL 33539

**Buyer**

Fred J. Kristfelt  
490 Volans Ave, SW  
Ocean Shores, WA 98569

The first party (henceforth known as "Buyer") agrees to purchase from the second party (henceforth known as "Seller") the land (henceforth known as "Land") located in the city of **Sprague River**, County of **Klamath**, and State of **Oregon**. Further legal description of the Land is as follows:

**Lots 13,14, and 15 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

**Prepared July 2, 2019**, this deed is absolute in effect and conveys fee simple title of the premises described to the Buyer and does not operate as a mortgage or any other security and executed immediately upon receipt of a Certified Bank Check by the Seller's Agent (Andrew Westrom Dick, Seller's Son) for the price listed in paragraph 1 below and signed by the Buyer.

The following terms and conditions apply to this Deed:

1. **Price:** Buyer agrees to purchase the Land described above, paying the full purchase price of \$3000 U.S. Dollars via Certified Bank Check upon delivery and signature of this deed. The Buyer will be responsible for any closing costs or filing fees required to transfer the property described above from the Seller to the Buyer with the County Clerk of Klamath County, Oregon.
2. **Title:** Upon signing this deed by the Buyer, the Seller transfers and relinquishes any and all claims to the Land and the Buyer agrees to take complete responsibility, financial and otherwise for the Land.
3. **Taxes:** All taxes on the Land shall be the responsibility of Buyer as of the date of this deed.
4. **Additional Terms:**

The Land is sold as is.

This Deed is executed on the **Second of July, 2019**.

We, the undersigned, agree to this Deed and all its terms.

TIMOTHY ROSSO BARON / SYLVIA ANN BARON  
Seller (Print Name)

JUL 2, 19  
Date

Timothy Rosso Baron / Sylvia Ann Baron  
Seller Signature

JUL 2, 19  
Date

ALDO J. KRESTEC  
Buyer (Print Name)

7/8/19  
Date

MARY BURK  
Buyer Signature

7/8/19  
Date

ALAN M. M. M. M.  
Witness (Print Name)

7/8/19  
Date

Andrew Westrom  
Witness (Signature)

7/8/19  
Date

State of FLORIDA County of PASC  
Subscribed and sworn before me on July 2, 2019  
Terry L. McCuen / TERRY L. MCCUEN  
(Notary Signature)

