

2019-014678

Klamath County, Oregon



00251789201900146780010012

12/18/2019 10:28:13 AM

Fee: \$82.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
WNJ Divisions, LLC
5434 Northwood Ct.
Klamath Falls, OR 97603

Grantor:

Jillian Thomas
5434 Northwood Ct.
Klamath Falls, OR 97603

Grantee:

WNJ Divisions, LLC
5434 Northwood Ct.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED


Jillian Thomas, as Grantor, whose address is 5434 Northwood Ct., Klamath Falls, OR 97603, conveys to WNJ Divisions, LLC, an Oregon limited liability company, as Grantee, whose address is 5434 Northwood Ct., Klamath Falls, OR 97603, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 3, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file to the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

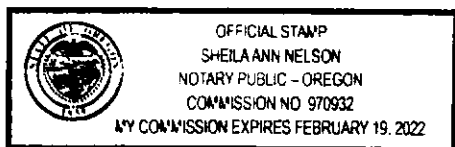
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

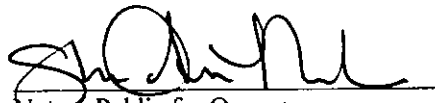
DATED this 13th day of December, 2019.


Jillian Thomas

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 13th day of December, 2019, the above-named Jillian Thomas, as Grantor, and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission expires: February 19, 2022