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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC MEANS.

2019-015100

Klamath County, Oregon

12/30/2019 02:34:01 PM

Fee: \$87.00

Vol M05 Page 46036

RANDY ROSE  
1920 ARTHUR APT. # 23  
KLAMATH FALLS OR. 97603

Grantor's Name and Address

RE: KIM LENAHAN  
5340 ALVA AVENUE  
KLAMATH FALLS OR. 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KIM LENAHAN

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

State of Oregon, County of Klamath

Recorded 06/20/05 2:06 PM

Vol M05 Pg 46036-37

Linda Smith, County Clerk

Fee \$ 216.00 # of Pgs 2

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RANDY ROSE

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

KIM LENAHAN

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 KLAMATH County, State of Oregon, described as follows, to-wit:

\*\*This document is being re-recorded at the request of Amerititle to correct the legal description as previously recorded in M05-46036

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on ~~XXXX~~ JUNE 20, 2005; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

x Randy RoseSTATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on JUNE 20, 2005

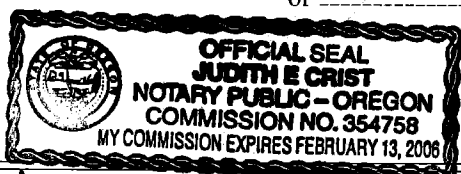
by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Judith E. Crist  
Notary Public for Oregon

My commission expires 2-13-2006

26 CA



THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath  
 Recorded 11/20/01 3:32 m.  
 In Vol. M01, Page 59572  
 Linda Smith, County Clerk  
 Fee \$ 21 # of Pgs 1

After recording return to:

Randy Rose  
5340 Alva Avenue  
Klamath Falls, OR 97603

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

Randy Rose  
5340 Alva Avenue  
Klamath Falls, OR 97603

Escrow No. K57880STitle No. K57880-S**STATUTORY WARRANTY DEED**

Bradley S. Smith and Stephanie Ann Smith, as tenants by the entirety, Grantor, conveys and warrants to Randy Rose and Kim Lenahan, with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 61 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 100 feet thereof.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$76,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 22<sup>nd</sup> day of November, 2001.

Bradley S. Smith

Bradley S. Smith

Stephanie Ann Smith

Stephanie Ann Smith

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 22 day of November, 2001  
 by Bradley S. Smith and Stephanie Ann Smith

[Signature]  
 Notary Public for Oregon

My commission expires: 02-03