

2020-000663

Klamath County, Oregon



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01/16/2020 03:43:37 PM

Fee: \$92.00

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Valyn T. Sutter

9400 Newington Way

Elk Grove, CA 95758

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Grantors: Sabrina Elizabeth Harris Horner, a married woman as her separate property and

Samantha Elyse Harris Bartholomew, a married woman as her separate property

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Grantees: James Edwin Sutter, Micaiah John Sutter, and Elizabeth Alice Reece

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ ☒ Other**5) SEND TAX STATEMENTS TO:**

Valyn T. Sutter

9400 Newington Way

Elk Grove, CA 95758

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**

Valyn T. Sutter

TO CORRECT Incorrect grantor

names/signatures; grantees full names; removal of mobile home.

PREVIOUSLY RECORDED IN BOOK 2019 AND PAGE 013087, OR AS FEE NUMBER

Tax Statements

After Recording, please send to:

Valyn Sutter
9400 Newington Way
Elk Grove, CA 95758

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 2 day of December

By Grantors, Sabrina Elizabeth Harris Horner, and Samantha Elyse Harris Bartholomew, as tenants in common, conveys to Grantees James Edwin Sutter, Micaiah John Sutter, and Elizabeth Alice Reece, their 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, located at 29835 D. Street, Klamath Falls, Oregon, 94601 and more particularly described as follows:

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;

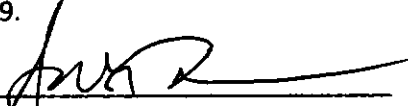
Subject to Covenants, Conditions, Restrictions, Rights of Way of Record, and Those Apparent on the Land and Any and All Taxes Due.

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 instrument this 2 day of December 2019.



Sabrina Elizabeth Harris Horner

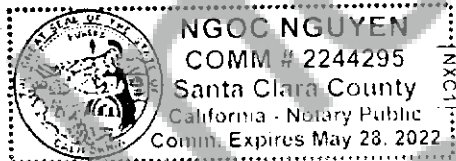


Samantha Elyse Harris Bartholomew

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)
) ss.
County of Santa Clara)

The above-mentioned persons, Sabrina Elizabeth Harris Horner, and Samantha Elyse Harris Bartholomew, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me this 2 day of December 2019.





N.GOC NGUYEN