

2020-000839

Klamath County, Oregon



00253341202000008390010010

01/22/2020 09:05:29 AM

Fee: \$82.00

After recording return to:

Alice Clausen
12316 NE Spurrel Rd.
Woodland, WA 98674

Until a change is requested
all tax statements shall be sent to:
Alice Clausen
12316 NE Spurrel Rd.
Woodland, WA 98674

BARGAIN AND SALE DEED

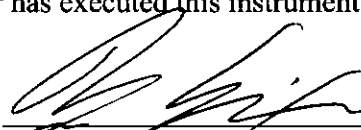
KNOW ALL BY THESE PRESENTS that BRIAN WIXOM, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALICE CLAUSEN, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The East 500 feet of the West 1700 feet of Lot 9, Block 18, KLAMATH FALLS FOREST ESTATES, Sycan Unit, Klamath County, Oregon. Excepting therefrom the North 360 feet of said Lot 9.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00.

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.

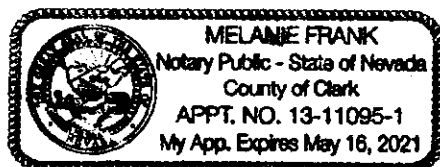
IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of January, 2020.



Brian Wixom

STATE OF Nevada)
County of Clark) ss.

On this 14 day of January, 2020, personally appeared the above named Brian Wixom, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Notary Public for Oregon, Nevada