

2020-001400

Klamath County, Oregon



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02/04/2020 10:18:18 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Returned at Counter

WHEN RECORDED RETURN TO:

Scott Bettencourt

PO Box 416

Merrill, Oregon 97633

MAIL TAX STATEMENTS TO:

Scott ~~E~~ Bettencourt

PO Box 416

Merrill, Oregon 97633

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## BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),

- Amanda A Graham, a single person,

for and in consideration of: \$7,000.00 grants and releases without covenants to the GRANTEE (S):

- Scott ~~E~~ Bettencourt, 4917 Gracile Court, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): Lot 4 of Block 3, Tract 1035 - Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and

assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R-3909-014AB-08100-000

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. 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.

**Grantor Signatures:**

DATED: 2/4/2020

Amanda Graham

Amanda A Graham  
4917 Gracile Court  
Klamath Falls, Oregon, 97603



STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 4<sup>th</sup> day of February,  
2020 by Amanda A Graham.



Lisa M. Kessler  
Notary Public

Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires December 19, 2022

