



02/10/2020 03:16:12 PM

Fee: \$82.00

After recording return to:
Law Office of Jeffrey Hedlund, PC
28 North G Street
Lakeview, OR 97630

Until a change is requested,
all tax statements should be sent to:
Kenneth Eugene Osberg
1894 Kincheloe Lane
Myrtle Point, OR 97458

Returned at Counter

BARGAIN AND SALE DEED

Patricia Ann Sims aka Patricia Ann Osberg, as Grantor, conveys to Kenneth Eugene Osberg, as Grantee, her interest in the following described real property located in Klamath County, Oregon:

The portion of Lot 8, Block 16, situated North and West of a point West 686 feet and South 635 feet from the NE corner of said Lot, also described as all of said Lot except the East 686 feet and the South 635 feet thereof lying in KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Acct. No.: 3313-02300-03300-000 Key No.: 177105)

The true and actual consideration for this conveyance is \$3,000.00.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) 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, Grantor has executed this instrument on the 4th day of February, 2020.

Patricia Ann Sims

Patricia Ann Sims aka
Patricia Ann Osberg

STATE OF OREGON)
) ss.
County of Lake)

Be it remembered that on this 4th day of February, 2020 personally appeared before me, a Notary Public in and for said County and State, the above named Patricia Ann Sims aka Patricia Ann Osberg, in her individual capacity, who acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR OREGON

