

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-002120

Klamath County, Oregon



00254869202000021200010013

02/21/2020 09:41:04 AM

Fee: \$82.00

Returned at Counter

Charles L & Wilma J Roberts  
3529 Austin Street  
Klamath Falls, OR 97603

Grantor's Name and Address

Michael L Pett  
31928 Spanish Lane  
Bonanza, OR 97623

Grantee's Name and Address

After recording, return to (Name and Address):

Michael L Pett  
31928 Spanish Lane  
Bonanza, OR 97623

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

Michael L Pett  
31928 Spanish Lane  
Bonanza, OR 97623

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charles L. Roberts and Wilma Joy Roberts,  
husband and wife as tenants by the entireties  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Michael L Pett

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 (legal description of property):

Lots 7, 8, and 9, Block 73, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3, as recorded in the office of the County Recorder of Klamath County, Oregon consisting of 7.55 Net Acres.  
and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declaration of restrictions recorded on the 24th day of June, 1965, as Document No. 98476, Vol 362, Page 400. Office of the Klamath County Oregon recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set forth herein.)

The foregoing recitation of consideration is true as I verily believe.

(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 \$ 60,000.00. ① 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. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on February 21, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Charles L. Roberts  
Wilma Joy Roberts

STATE OF OREGON, County of Klamath ss.

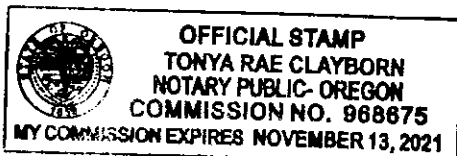
This instrument was acknowledged before me on February 21, 2020  
by Charles L. Roberts and Wilma Joy Roberts

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Tonya R. Clayborn  
Notary Public for Oregon  
My commission expires 11-13-2021