

2020-006112

Klamath County, Oregon



00259250202000061120030036

05/18/2020 08:54:04 AM

Fee: \$92.00

Returned at Counter

After recording, return to:  
James V Broadley II  
Pamela G Kirk  
38070 Aspenwood Court  
Chiloquin, OR 97624

Until a change is requested,  
all tax statements should be sent to:  
James V Broadley II  
Pamela G Kirk  
38070 Aspenwood Court  
Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor.  
Kirsten Ekele Lucas Kaufman, a single woman  
1603 SE Glenwood St  
Portland, OR 97202

CONVEYS to the grantee,  
James V Broadley II and Pamela G Kirk  
single persons  
38070 Aspenwood Court  
Chiloquin, OR 97624

the following described real property:  
Lot 24, Block 1, Oregon Shores Tract 1053, Klamath County, Oregon

And commonly known as:  
Parcel ID: 224448  
The true and actual consideration this conveyance is \$4,000

Source of Title:

Being the same property conveyed by bargain and sale deed from Robert Lee Lucas recorded as document 2012-009229 in the records of the Klamath County Clerk, Oregon

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this  
day of May 7, 2020.

Kristen Ekel Lucas Kaufman

Signature

Kirsten Ekel Lucas Kaufman

Print Name

Grantor

Capacity

Signature

NA

Print Name

Capacity

Signature

NA

Print Name

Capacity

Signature

NA

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Huamalah

On this 7<sup>th</sup> day of May, 2020, before me, Notary Public in and for  
said state, personally appeared Kristen EL Kaufman

identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me she freely executed the same.

Signature:

Phumiphat Kwan Thithong

Print Name:

Phumiphat Kwan Thithong

Title: CRC

My Commission Expires: November 14, 2023

