

2020-006968

Klamath County, Oregon



00260205202000069680020028

06/08/2020 11:23:06 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Jason Broesder, Attorney at Law, LLC  
770 S. Front Street, Suite 100  
Central Point, OR 97502

SEND TAX STATEMENTS TO GRANTEE:

Harold Andrew Bratton  
6451 SW Wren Street  
Colver, OR 97734

### BARGAIN AND SALE DEED

Christine Marie Bratton, pursuant to that General Judgment of the Jackson County Circuit Court dated June 4<sup>th</sup>, 2020, Grantor, conveys any and all interest in the property to Harold Andrew Bratton and Teresa Marie Bratton, not as tenants in common but with right of survivorship, Grantees, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Lot(s) 5 and 6 in Block 9 of  
FOX HOLLOW, according to the official plat thereof  
on file in the records of Klamath County, Oregon.

There is no cash consideration for this transfer.

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, AND 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

BARGAIN AND SALE DEED

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
2010.

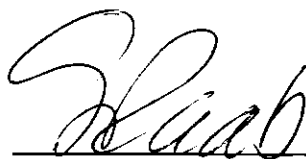
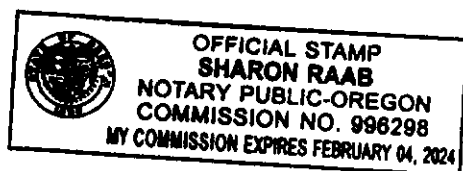
DATED this 4th day of June, 2020.



Christine Marie Bratton, Personal Representative  
for the Estate of Vester Vernon Simmonds, Grantor

STATE OF OREGON     )  
                                      ) ss.  
County of Jackson     )

On this 4th day of June, 2020, personally appeared Christine Marie Bratton,  
before me and acknowledged the foregoing instrument to be her voluntary act and  
deed.



Notary Public for Oregon

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