 © 1990-2012 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com

BLS Amerititle NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY AN

387954 tu

2020-008279
Klamath County, Oregon
07/07/2020 03:17:05 PM
Fee: $82.00

MEL AND MARY LOU STEWART
5627 N. Hills Dr.
Klamath Falls, Or 97603
Grantor's Name and Address

KODY G. KUHLMAN AND KAITLYN A. ALTENBACH
965 Carlson Drive
Klamath Falls, Or 97603
Grantee's Name and Address

After recording, return to (Name and Address):
same as above

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

SPACE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MELVINL. STEWART AND MARY LOU STEWART, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KODY G. KUHLMAN AND KAITLYN A. ALTENBACH with rights of survivorship, 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)*:

Parcel 3 of LAND PARTITION 17-18, BEING A REPLAT OF PARCEL"A" OF MAJOR LAND PARTITION 80-28, situated in the SW1/4 SE1/4 of SECTION 15, T39S, R10EWM, KLAMATH COUNTY, OREGON, and filed in the Office of the Klamath County Clerk in 2020 at page 7991, July 1, 2020.

(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 $ other than money 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 July 7th, 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.

Melvin L. Stewart
Melvin L. Stewart

Mary Lou Stewart
Mary Lou Stewart

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 7th 2020,
by Melvin L. Stewart and Mary Lou Stewart.

This instrument was acknowledged before me on _____,
by _____
as _____
of _____.

OFFICIAL STAMP
BRENDA JEAN PHILLIPS
NOTARY PUBLIC-OREGON
COMMISSION NO. 994911
MY COMMISSION EXPIRES DECEMBER 15, 2023

Notary Public for Oregon
My commission expires _____

Unofficial Copy

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.