

2020-008293

Klamath County, Oregon



00261733202000082930030035

THIS SPACE PROVIDED FOR RECORDER'S USE

07/08/2020 10:42:29 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Wesley Wilde
7105 Ruth Ct
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Wesley Wilde
7105 Ruth Ct
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Wesley Calvin Wilde, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- WildeWW, LLC, Wesley Wilde, Chief Executive Member, 5305 RIVER RD N STE B, KEIZER, MARION County, Oregon, 97303,
- the following described real estate, situated in Klamath Falls, in the County of OR, State of Oregon:

(legal description): Lot 22, Block 1, COUNTRY GREEN TRACT 1085, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither

Returned at Counter

Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: _____

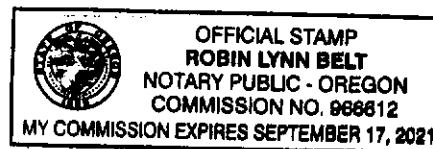
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Grantor Signatures:

DATED: 7/7/20

Wesley Calvin Wilde

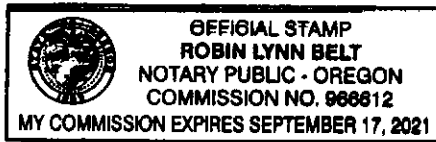
Wesley Calvin Wilde
7105 Ruth Ct
Klamath Falls, Oregon, 97603



RLB

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 7th day of July,
2020 by Wesley Calvin Wilde.



Robin Lynn Belt
Notary Public

Signature of person taking acknowledgment

Notary Public - State of Or.
Title (and Rank)

My commission expires 9/17/2021