

**2020-008530**

**Klamath County, Oregon**



00261998202000085300040047

07/13/2020 03:01:30 PM

Fee: \$97.00

Returned at Counter

After recording, return to:

Christopher Harris  
705 North State Street  
Ukiah, CA 95842

Until a change is requested,  
all tax statements should be sent to:

Christopher Harris  
705 North State Street  
Ukiah, CA 95842

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,

Hatti Fleming  
PO BOX 101  
Ryde, CA 95680

CONVEYS to the grantee,

Christopher Harris  
705 North State Street  
Ukiah, CA 95842

the following described real property:

Located in County of Klamath, State of Oregon, described as follows:  
Lot 8, Block 1, Tract 1164, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

And commonly known as:

Parcel ID: R-3611-01900-01500

The true and actual consideration this conveyance is \$ 8000.00

Eight thousand dollars

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of June 30, 2020.

Hatti Fleming  
Signature  
Hatti Fleming  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

*See Attached (v)*

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, Notary Public in and for said state, personally appeared \_\_\_\_\_

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

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Source of Title:**

Being the same property conveyed by bargain and sale deed from Garth Hudson to Hatti Fleming, recorded January 5, 2018 in the records of Klamath County Clerk, Oregon.

**This conveyance is made subject to:**

Covenants, conditions, restrictions and/or easements, if any, affecting the title, which may appear in the public record, including those shown on any recorded plat or survey.

**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.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 30<sup>th</sup>  
day of June, 2020, by \_\_\_\_\_  
Hatti Fleming

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature Linda Lee Veregge

