

2020-009453

Klamath County, Oregon



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08/03/2020 09:02:16 AM

Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Sharry Gale
2323 NW Arthur Avenue
Corvallis, OR 97330

Grantor:
Rollo Don Breithaupt
3839 Yale Way
Livermore, CA 94550

Grantee:
Sharry Gale
2323 NW Arthur Avenue
Corvallis, OR 97330

BARGAIN AND SALE DEED

Rollo Don Breithaupt, Grantor, conveys to Sharry Gale, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 6 and 7 Block 1 and Lots 5 and 6 Block 5, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

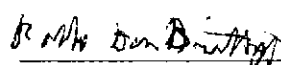
SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof,
Dated: July, 25, 1961
Recorded: January 5, 1962
Volume: 334, page 586, Klamath County Deed Records
In favor of: The California Oregon Power Company
For: Transmission and distribution of electricity and communication and control signals
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Recorded: May 29, 1946
Volume: 190, page 21, Deed Records of Klamath County, Oregon
4. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Spring Creek.

The true and actual consideration for this transfer is \$37,500.00,

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.

DATED this 17 day of July, 2020.


Rollo Don Breithaupt, Grantor

ACKNOWLEDGEMENT

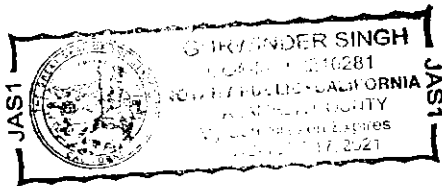
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.


STATE OF CALIFORNIA)
County of ALAMEDA) ss.

On July 17, 2020, before me, GURWINDER SINGH,
Notary Public, personally appeared Rollo Don Breithaupt, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his signature
on the instrument is the person or the entity upon behalf of which the person acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Public for California
My Commission Expires: 08/17/2024