

2020-011215

Klamath County, Oregon



00265069202000112150040045

09/04/2020 12:35:35 PM

Fee: \$97.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

Send Tax Statement to:  
Richard Alan Rugg  
#56 James Road  
American Canyon 94508

WHEN RECORDED RETURN TO:

Mark London  
995 Centennial Drive  
Brentwood, California, 94513

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## BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

Joseph Mark London, a single person, for and in consideration of: \$7,500.00 grants and releases with covenants to the GRANTEE(S): Richard A. Rugg, of Napa County, California, the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

(legal description): All that portion of lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point bearing North 47 degrees 12 minutes West 700 feet and North 30 degrees 30 minutes East 10.2 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Chocktoot Street in the townsite of West Chiloquin; thence North 47 degrees 12 minutes West parallel and distant 10 feet from the County Road 60 feet; Fence N 30 degrees 30 minutes East parallel to Lalakes Avenue 120 feet; thence South 47 degrees 12 minutes East 60 feet; thence South 30 degrees 30 minutes West 120 feet to the point of beginning.

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 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.

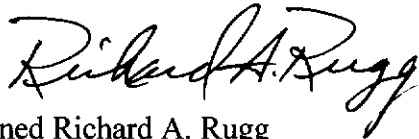
Tax Parcel Number: 198654

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.

The Grantee, Richard A. Rugg, is fully aware that the remaining structure on the lot (described above – on the previous page) is not properly supported and is a shell of a building only with no guarantees as to its condition or value and no wall on the back side and no windows, doors or any foundation or footing and is in hazardous condition and Richard is willing to accept all the attendant liabilities that he will acquire with the purchase of this property.

The Grantee, Richard A. Rugg, is fully aware that the remaining structure on the lot (described above – on the previous page) is not properly supported and is a shell of a building only with no guarantees as to its condition or value and no wall on the back side and no windows, doors or any foundation or footing and is in hazardous condition and Richard is willing to accept all the attendant liabilities that he will acquire with the purchase of this property.

**Grantee Signature:**



Signed Richard A. Rugg

DATED: 08/25/2020

**Grantor Signature:**

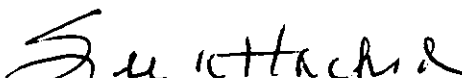


Signed Joseph Mark London

DATED: 08/25/2020

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STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, ss:

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Contra Costa )

On Aug 25, 2020 before me, Pat Casey, Notary Public

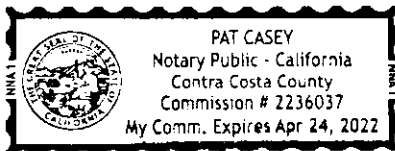
personally appeared Richard A. Bugg

Joseph Mark London

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature Pat Casey  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document Bargain and Sale Deed with Covenants

Document Date: \_\_\_\_\_

Number of Pages: 5

Capacity(ies) Claimed by Signer(s) \_\_\_\_\_