

2020-012205

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00266154202000122050010018

09/24/2020 01:06:20 PM

Fee: \$82.00

Joseph Michael and Nora F. Hohman

905 Main Street Ste. 303

Klamath Falls, Oregon 97601

Jon Wyatt Hricziscse

1034 High Street A

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Jon Wyatt Hricziscse

1034 High Street A

Klamath Falls, Oregon 97601

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

SAME AS ABOVE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joseph Michael Hohman and Nora Francis

Hohman, Trustees of the Hohman 2009 Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jon Wyatt Hricziscse

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 _____ County, State of Oregon, described as follows (legal description of property):

A portion of lots 7 and 8 in Block 46 of NICHOLS ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of High Street, 41 feet Southwesterly of the Northeasterly corner of Block 46 of NICHOLS ADDITION to the city of Klamath Falls; thence Southeasterly at right angles to High Street, 90 feet; thence Southwesterly parallel to High Street, 41 feet; thence Northwesterly at right angles to High Street, a distance of 90 feet to High Street; thence Northeasterly along High Street, 41 feet to the place of beginning; being a part of Lots 7 and 8 in Block 46 of NICHOLS ADDITION to the City of Klamath Falls, Klamath County, Oregon.
Tax Account No: 3809 029DD 10000 / Assessors # 371895

(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 \$ -0-

(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 9/24/2020, any signature on behalf of a business or other entity is made with the authority of that entity.

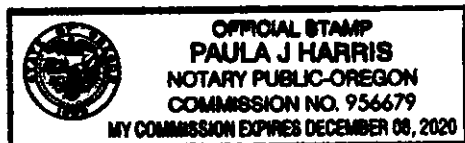
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on SEPT 24 2020
by JOSEPH MICHAEL HOHMAN & NORA FRANCIS HOHMAN
as TRUSTEES HOHMAN
of HOHMAN TRUST



Notary Public for Oregon

My commission expires

DEC 08 2020