

2020-016977

Klamath County, Oregon

After Recording Return To:

Kori Ebenhack
807 NE Oregon Ave
Grants Pass, OR 97526



00271440202000169770020029

12/29/2020 12:04:40 PM

Fee: \$87.00

Send Tax Statements To:

Kori Ebenhack
807 NE Oregon Ave
Grants Pass, OR 97526

**BARGAIN AND SALE DEED
(ORS 93.860)**

Cade Bieber, Grantor, conveys to Kori Ebenhack, Grantee, the following described real property:

See exhibit 'A' attached hereto and by reference made a part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

The true consideration for this conveyance is — 0 —.

Dated this 14 day of December, 2020.

Cade Bieber Kori Ebenhack

State of OR, County of Josephine.

This instrument was acknowledged before me on 12-14-2020
by Cade Bieber & Kori Ebenhack

[Signature]

My commission expires: January 23, 2023

Notary Public



Exhibit A



THIS SPACE RESERVED FOR

2020-007270
Klamath County, Oregon
06/12/2020 03:35:46 PM
Fee: \$87.00

After recording return to:

Cade Bieber

807 NE Oregon Ave.

Grants Pass, OR 97526

Until a change is requested all tax statements shall be sent to the following address:

Cade Bieber

807 NE Oregon Ave.

Grants Pass, OR 97526

File No. 372453AM

STATUTORY WARRANTY DEED

Ole Butler,

Grantor(s), hereby convey and warrant to

Cade Bieber,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 105 of FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$53,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: