

2021-002377

Klamath County, Oregon

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

Robert Carl Akins  
PO Box 1019  
Chiloquin, OR 97624



00274223202100023770020024

02/17/2021 10:59:30 AM

Fee: \$87.00

After recording return to:

Robert Carl Akins  
PO Box 1019  
Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

Frederick Gant and Charles Morris Hansen, Grantors, hereby convey to Robert Carl Akins, as Grantee, the real property described as:

LOT EIGHTEEN (18) in Block Thirty Three (33) of Klamath Forest Estates 1<sup>st</sup> Addition, according to the official plat thereof on file in the office of the County Clerk, County of Klamath, and State of Oregon.

Account R269122; Map R-3510-027B0-00900-000

Subject to any and all covenants, conditions, restrictions, rights, easements, liens, and encumbrances of record.

The true consideration for this conveyance is: \$7,000.

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,

DAVIS, HEARN,  
ANDERSON & TURNER  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com

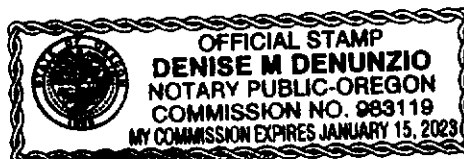
**BARGAIN AND SALE DEED -1-**

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: Feb 11, 2021.

Frederick Gant  
Frederick Gant

STATE OF OREGON       )  
                                  ) ss.  
County of Jackson       )



On 11<sup>th</sup> day of February, 2021, the foregoing instrument was personally acknowledged before me by Frederick Gant.

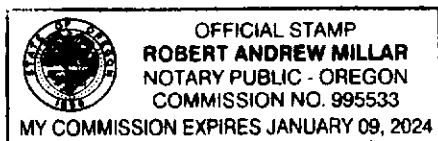
Denise M. Denunzio  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-15-23

DATED: Feb. 8, 2021.

Charles Morris Hansen  
Charles Morris Hansen

STATE OF OREGON       )  
                                  ) ss.  
County of Umatilla       )

On 8<sup>th</sup> day of February, 2021, the foregoing instrument was personally acknowledged before me by Charles Morris Hansen.



Robert Andrew Millar  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-9-24

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