

**2021-004240**

**Klamath County, Oregon**

03/22/2021 12:12:00 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Clearway Realty, LLC  
PO Box 80794  
Portland, OR 97280

**SEND ALL TAX STATEMENTS TO:**

Clearway Realty, LLC  
PO Box 80794  
Portland, OR 97280

**BARGAIN AND SALE DEED**

**GRANTOR: Edward Louies Oueilhe**

**GRANTEE: Clearway Realty LLC**

**TRUE AND ACTUAL CONSIDERATION: \$1,000.00, together with other good and valuable consideration.**

Grantor hereby bargains, sells, transfers and conveys to Grantee all of the Grantor's right, title and interest, in and to that certain real property Commonly known as **Tax Account No. 228051 / Tax Map Key Parcel Number 3507006CA04600, Tax Account No. 228275 / Tax Map Key Parcel Number 3507006DA00800, Tax Account No. 228952 / Tax Map Key Parcel Number 3507006DB03400, Tax Account No. 229087 / Tax Map Key Parcel Number 3507006DB04500, Tax Account No. 239414 / Tax Map Key Parcel Number 3507018AB00200** (hereinafter referred to as the "Property"), being more particularly described as follows:

**Lot 8, Block 4, Tract 1053 Oregon Shores situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Lot 4, Block 11, Tract 1053 Oregon Shores situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Lot 18, Block 9, Tract 1053 Oregon Shores situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Lot 15, Block 4, Tract 1053 Oregon Shores situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Lot 10, Block 45, Tract 1184 - Oregon Shores – Unit 2 – 1<sup>st</sup> Addition situated in Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

Together with all hereditaments and appurtenances thereto, including but not limited to all water rights, rights of way, easements, fixtures and any pre- or post-foreclosure interests which may appertain thereto,

rights of redemption or collection of proceeds of sale. This conveyance expressly includes all right, title and interest to that manufactured home situated on the Property and more particularly described as: 1978 Concord Vin No. 2980144814 Sticker No. K-03451 Home ID 218774 Tax Assessor No. 227971

This conveyance expressly includes the any after-acquired rights in the Property such as may be established via probate or other proceeding or redemption and all expectation of inheritance pertaining to the Property, including all proceeds of any sale, rental, or other disposition thereof.

In construing this instrument and whenever the context so requires, the singular becomes the plural and vice-versa.


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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated, 03/18/2021

x   
Edward Louies Oueilhe

State of California )  
County of Los Angeles )

This instrument was acknowledged before me this 18 day of March, 2021, by Edward Louies Oueilhe as his voluntary act and deed.

x   
Notary Public for State of: California My commission expires: 3-6-24

