

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE RE

Returned at Counter

STEPHEN R. COE, SHERYL M. COE
MICHAEL D. BLISS, JEANNE BLISS
1420 ESPERANZA AVE.
KLAMATH FALLS, OR 97601

Grantor's Name and Address
DANIEL NIELSEN AND GRANT KNOLL
7941 ELLIOTT RD
KLAMATH FALLS, OR 97603

After recording, return to (Name and Address):
DANIEL NIELSEN AND GRANT KNOLL
7941 ELLIOTT RD
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
DANIEL NIELSEN AND GRANT KNOLL
7941 ELLIOTT RD
KLAMATH FALLS, OR 97603

2021-005535

Klamath County, Oregon



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04/13/2021 01:25:42 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that STEPHEN R. COE AND SHERYL M. COE AN UNDIVIDED 1/2 INTEREST
with Rights of Survivorship AND MICHAEL D. BLISS AND JEANNE BLISS AN UNDIVIDED 1/2 INTEREST with Rights of Survivorship
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DANIEL NIELSEN AN UNDIVIDED 1/2 INTEREST AND GRANT KNOLL AN UNDIVIDED 1/2 INTEREST
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 Klamath County, State of Oregon, described as follows (legal description of property):

Lots 3,4,5,6,7 and 8, Block 45, BUENA VISTA ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT therefrom that property described in those deeds to the City of Klamath Falls, Oregon, recorded in Book M70, page 1039 and in Book M81, page 4730, both Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-030AC-00300-000

Key No: 754883

(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 \$ 30,000.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (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 April 13, 2021; 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

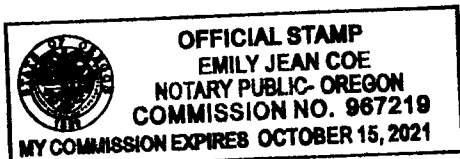
This instrument was acknowledged before me on April 13, 2021
by Stephen R. Coe, Sheryl M. Coe, Michael D. Bliss + Jeanne Bliss

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

October 15, 2021