

2021-008850

Klamath County, Oregon

06/04/2021 08:53:00 AM

Fee: \$92.00

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: Deborah Lyn Bashaw FKA Deborah Lyn 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 **37628 Park View Dr, Chiloquin, OR, Tax Account No. 227971 and Tax Account No. 59929** (hereinafter referred to as the "Property"), being more particularly described as follows:

Lot 21, Block 5, Tract 1053 Oregon Shores situated in Section 6, 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, and 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.

This instrument expressly includes and conveys to Grantee all right, title and interest in and to that manufactured home situated on the Property and more particularly described as a **1978 Concord model, VIN No. 2980144841, Sticker No. K-03451, Home ID No. 218774, Tax Assessor Account No. 59929.**

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: June 3, 2021

x Deborah Lyn Bashaw
Deborah Lyn Bashaw FKA Deborah
Lyn Oueilhe

State of California)

County of San Bernardino)

This instrument was acknowledged before me this 03 day of June, 2021, by
Deborah Lyn Bashaw FKA Deborah Lyn Oueilhe as his/her voluntary act and deed.

x Alma Casta See Attached Notary
Acknowledgment Certificate

Notary Public for State of: California My commission expires: July 16, 2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

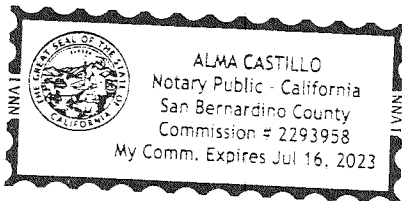
State of California

County of San Bernardino }

On June 03, 2021 before me, Alma Castillo, Notary public
Date Here Insert Name and Title of the Officer

personally appeared Deborah Lyn Bashaw
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alma Castillo
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 06/03/2021 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____