

2021-010682

Klamath County, Oregon



00283569202100106820010013

07/09/2021 10:43:27 AM

Fee: \$82.00

Returned at Counter

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Joseph Andrew Clements  
383 Creekside Lane  
Kaysville, UT 84037

**Grantors:**

Edwin Hildebrand and Judith Hildebrand  
P.O. Box 96  
La Pine, OR 97739

**Grantees:**

Joseph Andrew Clements  
383 Creekside Lane  
Kaysville, UT 84037

Kevin Jay Pabst  
2152 South Trapper Cove Avenue  
Boise, ID 83709

**BARGAIN AND SALE DEED**

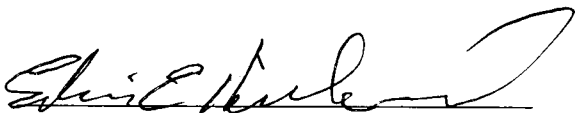
Edwin Hildebrand and Judith Hildebrand, as tenants by the entirety, Grantors, convey to Joseph Andrew Clements and Kevin Jay Pabst, tenants in common, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 in Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$14,900.00.

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.

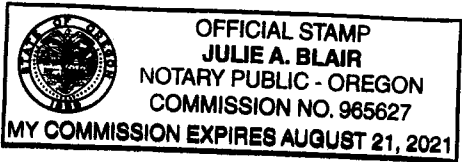
DATED this 9<sup>th</sup> day of July, 2021.

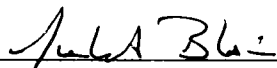
  
Edwin Hildebrand, Grantor

  
Judith Hildebrand, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 9<sup>th</sup> day of July, 2021, the above-named Edwin Hildebrand and Judith Hildebrand, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



  
Notary Public for Oregon  
My Commission expires: 8/21/2021