

2021-011575

Klamath County, Oregon



00284626202100115750040048

07/28/2021 12:33:23 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Oregon Group Realty LLC

Michael T. James

62745 Hawkview Rd

Bend, OR 97701

TAX STATEMENTS TO:

J. Miller Ventures, LLC

60360 Chickasaw Way

Bend, OR 97702

BARGAIN AND SALE DEED

GRANTOR(S): **MARK McGAHAN**

KATHY KENNON

GRANTEE: **J. Miller Ventures, LLC**. A Licensed Corporation in Ohio.

TRUE AND ACTUAL CONSIDERATION: \$2,500.00 (Two Thousand Five Hundred Dollars and No Cents). The Consideration of **\$2,500.00** (Two Thousand Five Hundred Dollars and No Cents) to be paid as follows. A payment of **\$1,250.00** (One Thousand Two Hundred Fifty Dollars and No Cents) shall be paid to **Mark McGahan** upon the notary signed and recording of this "Bargain and Sale Deed". A payment of **\$1,250.00** (One Thousand Two Hundred Fifty Dollars and No Cents) shall be paid to **Kathy Kennon** upon the notary signed and recording of this "Bargain and Sale Deed".

This "Bargain and Sale Deed" shall be recorded in Klamath County, Oregon.

Grantor(s) state that they are the sole holder of Statutory Rights of Redemption on behalf of themselves and claimants through them. Grantor(s) herein convey to Grantee all of the Grantor(s) right, title and interest remaining prior to that certain sheriff's sale that was conducted on July 28th 2021 at 10:00AM Pacific Time, in and to that certain real property located in Klamath County, being more particularly described as follows (the "Property"), including but not limited to all statutory rights of redemption and the exclusive right to an order for distribution under ORS 18.950, if any in relation to sheriff's execution sale on: July 28th, 2021 at 10:00AM Pacific Time.

Attached Article No. "A" (Legal Description)

Commonly known as: **4515 Selma Street Klamath Falls, OR 97603**

/

/

/

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

Returned at Counter

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON'S 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 885, 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.

WARNING: You should be careful about this kind of transfer of property. Make sure you understand the documents that you sign. You may still own interests in this property. If you sign the deed to transfer this property, you may be giving up all your interests in this property, such as redemption rights and rights to "surplus funds." "Surplus funds" are any extra money if the property is sold at the sheriff's execution sale for more than what is owed on the property, If you have any questions, talk to a lawyer before signing.

DATED: 7-28-2021 by:

Mark S. McGahan Signed By: Mark McGahan

State of Oregon)
) ss.

County of Klamath)

This agreement was acknowledged before me this 28 day of July, 2021.
By: Mark McGahan, as Grantor

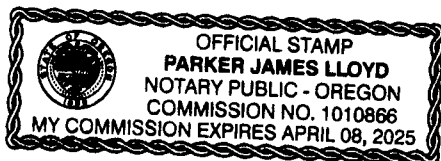
DATED: 7-28-2021 by:

Kathy Kennon Signed By: Kathy Kennon

State of Oregon)
) ss.

County of Klamath)

This agreement was acknowledged before me this 28 day of July, 2021.
By: Kathy Kennon, as Grantor



Signature: Parker J. Lloyd
Print Name: Parker J. Lloyd
Notary Public for the State of Oregon
My commission expires: 8th April, 2025

ARTICLE "A"

Located in KLAMATH COUNTY, OREGON

A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF SUMMERS HEIGHTS A PLATTED PORTION OF KLAMATH COUNTY, OREGON THENCE SOUTH ALONG THE EAST LINE OF SAID SUMMERS HEIGHTS A DISTANCE OF 30 FEET TO THE SOUTH LINE OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 14, THENCE EAST ALONG SAID LINE 50 FEET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID 100 FEET; THENCE NORTHLY PARALLEL WITH THE EAST LINE OF SUMMERS HEIGHTS 195 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ TO ITS INTETRSECTION WITH THE EAST LINE OF DEED RECORDED OCTOBER 3, 1950 IN DEED VOLUME 242 AT PAGE 353; THENCE SOUTH 12° WEST TO THE POINT OF BEGINNING.

SHERIFF'S CASE NO.: S21-0308NOTICE OF LEVY.

EXCEPTING THEREFROM THAT PORTION DEEDED TO KLAMATH COUNTY FOR ROAD PURPOSES IN VOLUME M67, PAGE 8499, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.,

Commonly known as: 4515 Selma Street Klamath Falls, Oregon 97603