

2021-012999

Klamath County, Oregon



08/25/2021 01:19:47 PM

Fee: \$92.00

After recording, return to:

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

Send tax statements to:

Jerry Farenbaugh
13859 Hubbard Street
Sylmar, CA 91342

Grantor:

Veneta Stone
35341 Peck Lane
Squaw Valley, CA 93675

Grantees:

Jerry Farenbaugh
13859 Hubbard Street
Sylmar, CA 91342

BARGAIN AND SALE DEED

Veneta Stone, Grantor, conveys to Jerry Farenbaugh, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The N $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH an easement for ingress and egress as described in Deed recorded March 15, 1974, in Volume M74, page 3457, Microfilm Records of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein premises lying within the limits of streets, roads or highways.
2. Subject to the rights of ingress and egress of adjoining properties, disclosed by instrument recorded November 25, 1981, in Volume M81, page 20402, Microfilm Records of Klamath County, Oregon.
3. Agreement for Easement, including the terms and provisions thereof, dated February 19, 1980, recorded February 19, 1980, Volume M80, page 3206, Microfilm Records of Klamath County, Oregon, for easement over the herein described property for the benefit of adjacent properties.

The true and actual consideration for this transfer is \$25,000.00.

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 21 day of Aug, 2021.

SEE ATTACHED
CERTIFICATE BY
NOTARY PUBLIC



Veneta Stone , Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

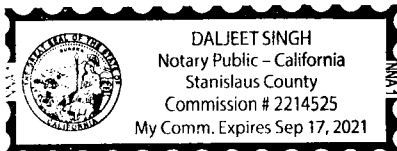
State of California }
County of Tulare }

On Aug-21-2021, before me, Daljeet Singh, Notary Public,

personally appeared VENETA R STONE

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Bogheim and
Sele Deed

Document Date: Aug-21-2021 Number of Pages: 2

Signer(s) Other than Named Above: _____