

2021-014770

Klamath County, Oregon

09/29/2021 03:02:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

McElmurry XXXX

23615 Bliss Rd,

Sprague River, OR 97639-8607

SEND ALL TAX STATEMENTS TO:

Stephen and Barbara McElmurry

23615 Bliss Rd,

Sprague River, OR 97639-8607

BARGAIN AND SALE DEED

GRANTOR(S): Durable Investments, LLC

GRANTEE: Stephen Royce McElmurry and Barbara Joy McElmurry

TRUE AND ACTUAL CONSIDERATION: \$12,500.00 (Twelve-Thousand Five-Hundred Dollars).

AGREEMENT:

For the consideration of \$12,500.00 (Twelve-Thousand Five-Hundred Dollars), Durable Investments, LLC, Grantor(s) conveys to Grantee all of Grantor's right, title, use and interest, including, but not limited to, any redemption rights and all rights under ORS Chapter 18, in and to that certain real property being more particularly described below (the "Property") in their entirety and is nonrefundable.

LEGAL DESCRIPTION: W1/2 SE1/4 NE1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

More commonly known as: 23615 BLISS RD, SPRAGUE RIVER OR 97639-8607

Grantor warrants and represents that it will not assert any right or claim relating to redemption of the Property and will take no action to impair Grantee's interest in the Property and that it has not previously transferred or conveyed any of the interest conveyed to it by its predecessor in interest. Grantor further agrees to indemnify and hold Grantee harmless for any damages, costs, claims or fees of any kind, including attorney's fees, relating to or arising from any action taking by Grantor in relation to redemption of the Property.

The agreement embodied in this Bargain and Sale Deed represents the entire and exclusive agreement between the Grantor and the Grantee. There are no other verbal agreements, terms or conditions between the parties which are not expressly provided herein. All representations, agreements, covenants, and warranties contained herein shall survive closing.

ALL PAYMENTS MADE HEREUNDER ARE NON-REFUNDABLE.

GRANTOR IS NOT A CONSULTANT FOR GRANTEE AND IS NOT ADVISING GRANTEE REGARDING ANY FORECLOSURE SALE OR RELATED RIGHTS OF REDEMPTION.

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


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 THE 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.


Durable Investments, LLC

9/29/2021
Date

STATE OF: Oregon)
COUNTY OF: Multnomah) ss
)

This instrument was acknowledged before me on this 29th day of September, 2021, by Kelsey Bernbeck, who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.


Name:
Notary Public for the State of: Oregon
My Commission Expires: 8/29/25

