

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPT

2021-016390

Klamath County, Oregon



00290065202100163900040042

10/29/2021 02:51:58 PM

Fee: \$97.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Steven Royce McElmurry
Barbara Royce McElmurry
23615 Bliss Rd, Sprague River, OR 97639
Grantor's Name and Address
23615 Bliss Rd. Same as above 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Steven Royce McElmurry
Barbara Joy McElmurry
23615 Bliss Rd Sprague River OR 97639

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Steven Royce McElmurry who acquired title @ Stephen Royce McElmurry and Barbara Joy McElmurry hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Steven Royce McElmurry and Barbara Joy McElmurry ** hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

** Hs Tenants by the Entirety

see legal description exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Oct 29, 2021 : any signature on behalf of a business or other entity is made with the authority of that entity.

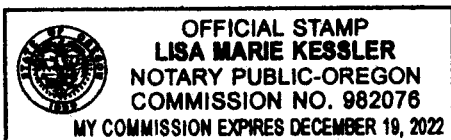
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30.030, 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.

Barbara Joy McElmurry
Steven Royce McElmurry

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 29, 2021 ss. Steven Royce McElmurry & Barbara Joy McElmurry

by _____
as _____
of _____



Lisa M. Kessler
Notary Public for Oregon
My commission expires December 19, 2022

Exhibit A

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.

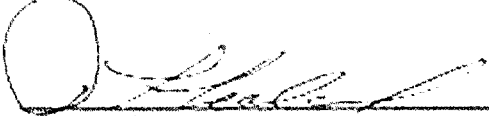
The agreement embodied in this Bargain and Sale Deed represents the entire and exclusive agreement between the Grantor and the Grantee. There are no other verbal agreements, terms or conditions between the parties which are not expressly provided herein. All representations, agreements, covenants, and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

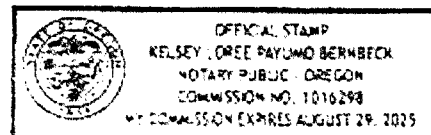

Durable Investments, LLC

9/29/2021
Date

STATE OF: Oregon)
COUNTY OF: Multnomah) ss

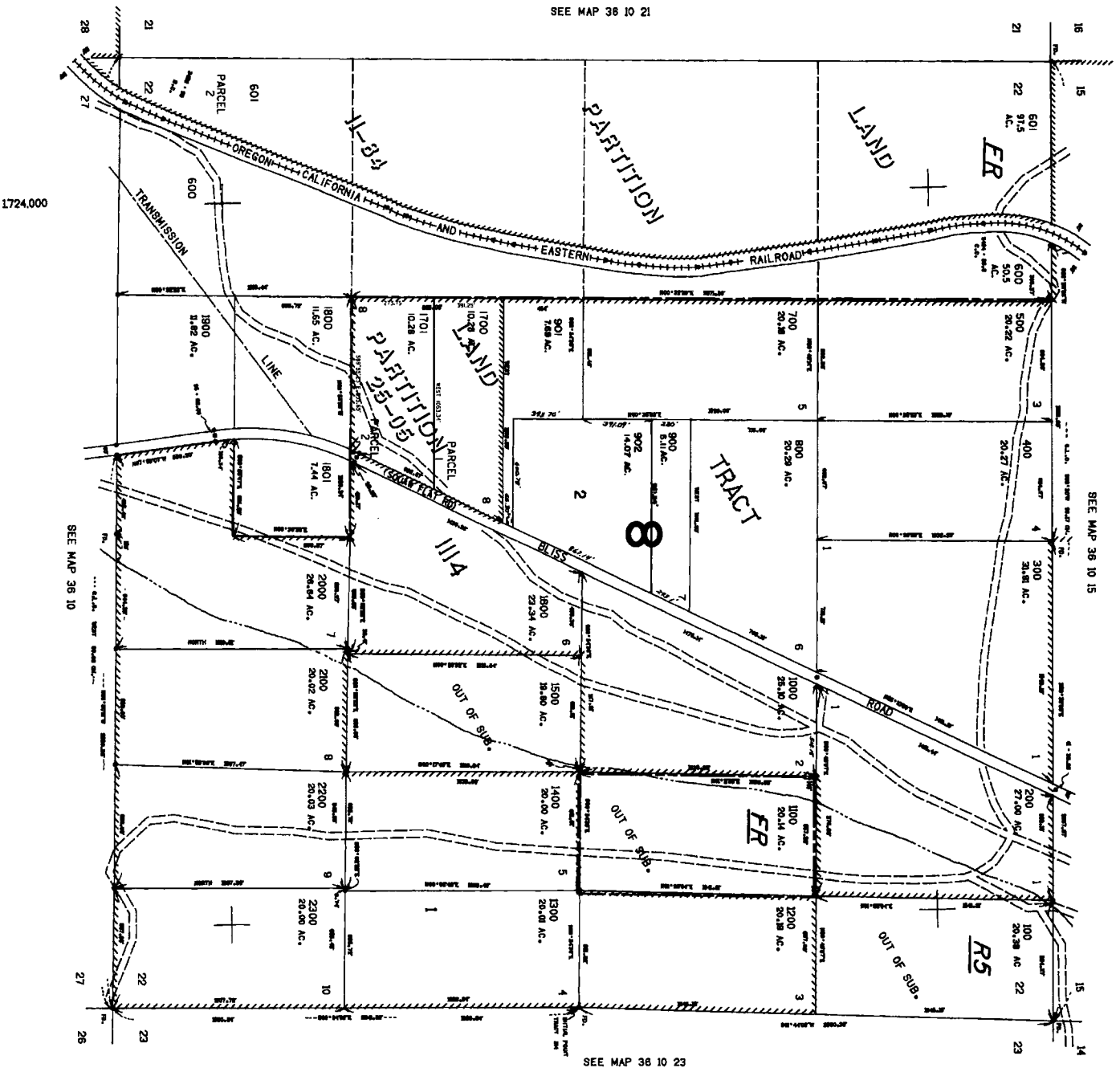
This instrument was acknowledged before me on this 29th day of September, 2021, by Kelsey Bernbeck, who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.


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



SECTION 22 T.36S. R.10E. W.M.
KLAMATH COUNTY
1" = 400'

36 10 22



36 10 22