

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-016420

Klamath County, Oregon



00290102202100164200010011

11/01/2021 10:57:30 AM

Fee: \$82.00

 SPACE RESERVED
FOR
RECORDER'S USE

Carpenter Family Trust

ET AL David & Christina Carpenter

32714 Mountain Lakes Dr
Klamath Falls, OR 97601

Grantor's Name and Address

Bradford Sugarman & Melissa Bernier

32610 Mountain Lakes Dr
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

B Sugarman & M Bernier
32610 Mountain Lakes Dr
Klamath Falls, OR 97601

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

Bradford Sugarman
32610 Mountain Lakes Dr
Klamath Falls, OR 97601

BARGAIN AND SALE DEED - STATUTORY FORM

 David Carpenter & Christina Carpenter, Trustees of the
Carpenter Family Trust, dated January 8, 2019, Grantor,
conveys to Bradford Sugarman & Melissa Bernier

Grantee,

the following real property situated in Klamath County, Oregon:

 Lot 6 in Block 7 of Tract 1017-Mountain Lakes
Homesites, according to the official plat thereof
on file in the office of the county clerk of
Klamath County, Oregon (3606-017 CO-03700)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

 The true consideration for this conveyance is \$205,000. (Here, comply with the requirements of ORS 93.030.)
The above-described property is free of encumbrances
except all those items of record, if any, as of the date
of this deed.

DATED NOV 1st, 2021

; any signature on behalf of a business or other entity is made with the authority of that entity.

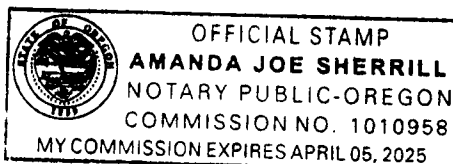
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
LAWS 2009, AND SECTIONS 2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

 David Carpenter
Christina Carpenter

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

 This instrument was acknowledged before me on November 1, 2021
by David Carpenter and Christina Carpenter Trustees
as The Trustees
of The Carpenter Family Trust dated January 8th 2019

 Amanda Joe Sherrill
Notary Public for Oregon
My commission expires April 05 2025