

2021-016515  
Klamath County, Oregon



00290203202100165150010016

11/02/2021 10:03:01 AM

Fee: \$82.00

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust

Grantor

Charles Worden  
Janelle Worden

Grantee

After recording return to:  
Michael L. Spencer

Until a change is  
requested, all tax statements  
shall be sent to the following address: GRANTEE

### BARGAIN AND SALE DEED

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015, Grantor, conveys to Charles Worden and Janelle Worden, husband and wife, Grantee, the real property and all improvements thereon described below, located in Klamath County, Oregon.

**The Southerly 5 feet of Lot 6 and all of Lot 7 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$35,000.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated 1<sup>st</sup> day of November, 2021

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015 and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me,  
Notary Public for  
My Commissioner Expires: 12-17-2021

