

2021-017701

Klamath County, Oregon



00291522202100177010040044

11/29/2021 02:57:26 PM

Fee: \$97.00

After recording, return to:

Stacy Allen Franco
2074 Redgrove Way
Upland, CA 91784

Until a change is requested,

All tax statements should be sent to:

Stacy Allen Franco
2074 Redgrove Way
Upland, CA 91784

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Sean Andrew Franco, a married man
4576 Gill
La Verne, CA 91750

CONVEYS to the grantee,

Stacy A. Franco, a married man
2074 Redgrove Way
Upland, CA 91784

the following described real property:

Lot 8, Block 6 of CRES-DEL ACRES, Second Addition, situated in the NW ¼ of Section 7,
Township 24 South, Range 7 East, Williamette Meridian, Klamath County, Oregon

And commonly known as: 142033 Heather Lane, Crescent Lake, Oregon 97733

Parcel ID: 2407-007B0-07400

The true and actual consideration of this conveyance is: Sean Andrew Franco hereby transfers his undivided one-half (1/2) interest as tenants in common to Stacy Allen Franco for the amount of \$230,000.00 (two hundred thirty thousand U.S. Dollars).

Source of Title:

Being the same property conveyed by Transfer on Death Deed from Dennis E. Heldt to Stacy Allen Franco and Sean Andrew Franco as beneficiaries, recorded September 27, 2016 in the records of Klamath County Clerk, Oregon, Cres-Del Acres 2nd Addition, Block 6, Lot 8

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

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, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 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 92.010 OR 215.010, TO VERIFY 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of
NOVEMBER 17, 2021.

Sean A. Franco
Signature

SEE
ATTACHED

Sean Andrew Franco
Print Name

Grantor
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2021, before me, Notary Public in and for
said state, personally appeared _____

_____.

Identified to be the person whose name is subscribed to the within instrument, and who
acknowledged to me _____ freely executed the same.

Signature: _____

Print Name: _____

Title: _____

My Commission Expires: _____

CALIFORNIA NOTARY ACKNOWLEDGMENT

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 Los Angeles

On NOVEMBER 17TH 2021 before me, **James T. Kelloff / Notary Public,**

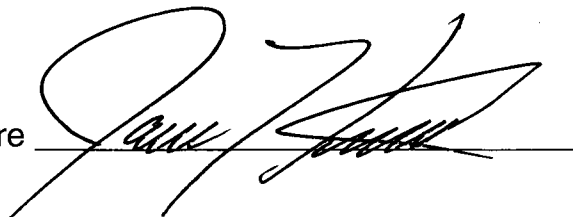
personally appeared SEAN ANDREW FRANCO

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

WITNESS my hand and official seal.

Signature



(Seal)

