

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-018266

Klamath County, Oregon



00292145202100182660010011

12/09/2021 10:38:03 AM

Fee: \$82.00

Lloyd R. Biddlecome, Jr.

39625 DUSTY Ln
Chiloquin OR

Grantor's Name and Address

Amanda K. Thomas & Brian M. Thomas

PO Box 73

Sandy, OR. 97055

Grantee's Name and Address

After recording, return to (Name and Address):

Amanda K. Thomas & Brian M. Thomas

PO Box 73

Sandy, OR 97055

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

Amanda K. Thomas & Brian M. Thomas

PO Box 73

Sandy, OR 97055

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

Lloyd R. Biddlecome, Jr.

_____, Grantor,
conveys to Amanda K. Thomas & Brian M. Thomas, a married couple

_____, Grantee,

the following real property situated in Klamath County, Oregon:

The NW 1/4 of the NE 1/4 of the SE 1/4 of Section 18, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$25,000.00 (Here, comply with the requirements of ORS 93.030.)

Now therefore, for a valuable consideration, receipt of which is hereby acknowledged, Lloyd R. Biddlecome, Jr. (the "Grantor") does hereby grant, convey, transfer and forever quitclaim to Amanda K. Thomas & Brian M. Thomas (together the "Grantee") the following described real property situated in Klamath County, State of Oregon. Together with all tenements, hereditaments and appurtenances.

DATED 23rd day of November, 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 30.930, 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.

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on November 23, 2021

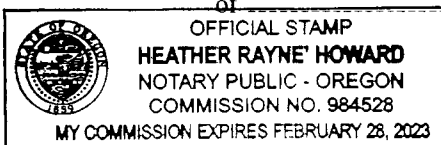
by Lloyd Biddlecome

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires February 28, 2023