

2022-000605

Klamath County, Oregon

01/18/2022 08:24:02 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Daniel Close Larson, Manager
Cascade Horizon Properties, LLC
10810 N Tatum Blvd, Suite 102-954
Phoenix AZ 85028

BARGAIN AND SALE DEED

Christina Syversen, individually, and as attorney-in-fact for Tamara Rossitto, Deanna Parr, Angelina Frische, and Rhonda Hall, Grantors, conveys unto Cascade Horizon Properties, LLC, an Oregon Limited Liability Company, Grantee, the real property situate in Klamath County, Oregon, more particularly described as follows:

Lot 8, Block 29, OREGON PINES, situated in Section 11, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

Klamath County Assessor's Parcel No. R-3511-011CO-00200 and Tax Account No. R278470


This property is conveyed subject to all liens and encumbrances existing as of this date, and all liens and encumbrances arising after this date.


The true and actual consideration for this conveyance is \$3,200.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS

92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument on the 7 day of January 2022.


Christina Syversen, individually


Christina Syversen, as attorney-in-fact
for Tamara Rossitto, Deanna Parr,
Angelina Frische, and Rhonda Hall

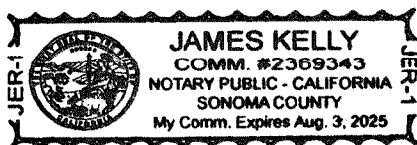
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."


STATE OF CALIFORNIA, County of Sonoma) ss.

On January 7, 2022, before me, James Kelly, Notary Public, personally appeared Christina Syversen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as an individual and again as attorney-in-fact for Tamara Rossitto, Deanna Parr, Angelina Frische, and Rhonda Hall, and that by her signatures on the instrument the person 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.




Notary Public for California

My Commission Expires: 08/3/2025