

2022-001353

Klamath County, Oregon

02/01/2022 03:06:01 PM

Fee: \$87.00

# BARGAIN AND SALE DEED

Klamath County

<b>Grantor's Name and Address:</b> Kevin McMann and Katie Townes-McMannn, as tenants by the entirety 349 Windsor Ave Medford, OR 97504	<b>Grantee's Name and Address:</b> <b>YORK SAND, LLC</b> 818 SW 3 <sup>rd</sup> Ave #221-16005 Portland, OR 97204
<b>Until a Change is Requested send all tax statements to:</b> <b>YORK SAND, LLC</b> 818 SW 3 <sup>rd</sup> Ave #221-16005 Portland, OR 97204	<b>After Recording Return To:</b> STARK and HAMMACK, P.C 100 E. Main Street, Suite M Medford, Oregon 97501

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned , **Kevin McMann and Katie Townes-McMann, as tenants by the entirety**, as Grantors, hereby convey and set over unto, **YORK SAND, LLC**, an Oregon limited liability company, Grantees, all their right, title and interest in the real property located in Klamath County Oregon described herein as follows:

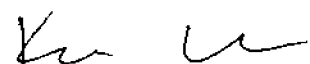
**Lot 3 in Block 3 of Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However the actual consideration consists of promises made which are the whole consideration.

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.

IN WITNESS WHEREOF, the grantor(s) have executed this instrument this 10th day Of January, 2022.



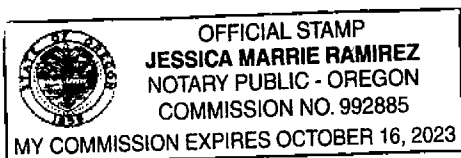
Kevin McMann



Katie Townes-McMann

STATE OF OREGON       )  
                                      )ss.  
County of     Jackson     )

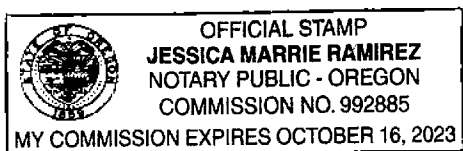
This instrument was acknowledged before me this 10th day of January, 2022., by **Kevin McMann** , who acknowledged the above instrument to be his voluntary act and deed.



  
Notary Public for Oregon

STATE OF OREGON       )  
                                      )ss.  
County of Jackson     )

This instrument was acknowledged before me this 10th day of January, 2022. by **Katie Townes-McMann** who acknowledged the above instrument to be her voluntary act and deed.



  
Notary Public for Oregon