

2022-005396

Klamath County, Oregon



00299435202200053960030038

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

04/28/2022 11:05:09 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Melinda Craddock
PO Box 1563
La Pine, Oregon 97739

MAIL TAX STATEMENTS TO:

Melinda Craddock
PO Box 1563
La Pine, Oregon 97739

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Anthony Thomason and Jessica Thomason, a married couple

for and in consideration of: \$10,000.00 grants and releases with covenants to the GRANTEE(S):

- Melinda Craddock,, 9241 Split Rail, La Pine, Klamath County, Oregon, 97739,

the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): The N 1/2 of the N 1/2 of the NW 1/4 of the NE 1/4 of Section 17, Township 24 South Range 10 East of the Willamette Meridian, Klamath County, Oregon

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: Map Lot #R-2410-01700-00300-000

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. 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.

Grantor Signatures:

DATED: 3/20/2021

DATED: 3/20/2021

[Signature]

Anthony Thomason

[Signature]

Jessica Thomason

43 Bremen Court

43 Bremen Court

Napa, California

Napa, California

94558

94558

STATE OF OREGON, COUNTY OF DESCHUTES, ss:

This instrument was acknowledged before me on this 20th day of March,
2021 by Anthony Thomason and Jessica Thomason.

[Signature]

Notary Public

Signature of person taking acknowledgment

Shannon L. Shahan
Title (and Rank)

My commission expires 1/31/2022

