

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2022-006570

Klamath County, Oregon



00300779202200065700010013

05/25/2022 08:41:46 AM

Fee: \$82.00

SPACE RESERVED FOR RECORDER'S USE

Brandon Brien
Ballynagroarty Ballintrea
Co Donegal Ireland
 Grantor's Name and Address

Anthony J. Iodence
607 17th Avenue San Francisco, CA.
94121
 Grantee's Name and Address

After recording, return to (Name and Address):
Anthony J. Iodence
607 17th Ave SF. CA.
94121

Until requested otherwise, send all tax statements to (Name and Address):
607 17th Avenue 94121
San Francisco, California
Anthony J. Iodence

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Brandon Brien who acquired title as Brandon Brien hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Anthony J. Iodence hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

The Southwest quarter of the Southeast quarter of section 25, Township 35 South, Range 12 East of the Willamette meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols [Ⓞ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 20 December 2016 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.

Brandon Brien

Ireland STATE OF OREGON, County of Sligo ss.

This instrument was acknowledged before me on 20 December 2016, by Brandon Brien

This instrument was acknowledged before me on _____, by _____

as _____ of Ballynagroarty, Ballintrea, Co. Donegal

Keigo Ireland CPA & Partner
 Notary Public for Oregon

My commission expires _____

John F. McTernan
 Notary Public in and for the
 County of Sligo in Ireland
 Commissioned for Life