



2022-012773  
Klamath County, Oregon  
10/27/2022 03:35:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Badorek Enterprises, an Oregon Partnership  
4238 Onyx Ave  
Klamath Falls, OR 97601  
Grantor's Name and Address

Sharon Badorek  
4238 Onyx Ave  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Sharon Badorek  
4238 Onyx Ave  
Klamath Falls, Or 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Sharon Badorek  
4238 Onyx Ave  
Klamath Falls, OR 97603

File No. 562526AM

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Sharon D. Badork Partner in Badorek Enterprises, an Oregon Assumed Business Name,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Sharon Badorek**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**Parcel 1 of Land Partition 46-01, situated in the SW1/4 of the SW1/4 in Section 3, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.**

The true consideration for this conveyance is \$ to clear title

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

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

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 has executed this instrument this 21 day of September, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Badorek Enterprises, an Oregon Partnership

Sharon Dawn Badorek  
Sharon Dawn Badorek, Partner

State of Oregon } ss  
County of Klamath }

On this 21 day of September, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Sharon Dawn Badorek as Partner of Badorek Enterprises, an Oregon Partnership, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 11-19-2022

