

2022-012851

Klamath County, Oregon



00308096202200128510020025

10/31/2022 10:13:00 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Sarmas, LLC
973 Harbor Isles Blvd
Klamath Falls, OR 97601

Grantor:

Jody A. Carter
973 Harbor Isles Blvd
Klamath Falls, OR 97601

Grantee:

Sarmas, LLC
973 Harbor Isles Blvd
Klamath Falls, OR 97601

Returned at Counter

BARGAIN AND SALE DEED

Jody A. Carter, Grantor, conveys to Sarmas, LLC, an Oregon limited liability company, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The South 51 Feet of the North 102 feet of Lot 16 and the South 51 feet of the North 102 feet of Lot 15A in Block 68 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 10 feet of Lot 15A.

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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.

DATED this 28th day of October, 2022.

Jody A. Carter, Grantor
Jody A. Carter, Grantor

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared before me this 28th day of October, 2022, the above-named Jody A. Carter, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Samantha Swaim
Notary Public for Oregon
My Commission expires: November 27, 2022