

2022-012852

Klamath County, Oregon



00308097202200128520020022

10/31/2022 10:13:12 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 Northwesterly 107.65 feet of Lot 8 and the Northeasterly 19.17 feet of the Northwesterly 107.65 feet of Lot 7, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Southwesterly boundary of 11th Street, 107.65 feet to alley; thence Southwesterly, parallel to Pine Street and along Northwesterly boundary of alley, 86 feet; thence Northwesterly parallel to 11th Street, 107.65 feet to the Southeasterly boundary of Pine Street; thence Northeasterly along the Southeasterly boundary of Pine Street, 86 feet to the point of beginning.

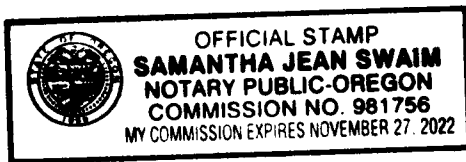
The true and actual consideration for this transfer is \$0.00.


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

DATED this 28th day of October, 2022.

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

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:




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