

Returned at Counter

2022-012853

Klamath County, Oregon



00308098202200128530010012

10/31/2022 10:13:30 AM

Fee: \$82.00

**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

**BARGAIN AND SALE DEED**

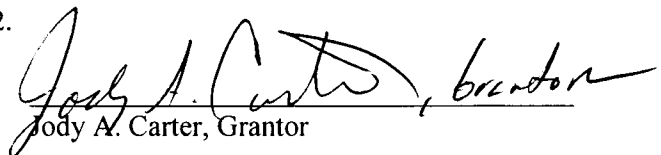
Jody A. Carter, Grantor, conveys to Sarmas, LLC, an Oregon limited liability company, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 479 in Block 114 of MILLS 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.

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

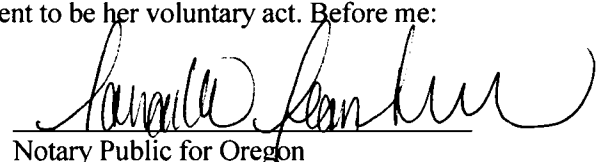
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28<sup>th</sup> day of October, 2022.

  
Jody A. Carter, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 28<sup>th</sup> 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

