

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2022-013592

Klamath County, Oregon

YVONNE MILES

1244 CARVILLE DRIVE, # 6

RENO, NEVADA 89512

Grantor's Name and Address

JOSHUA L. WEST SR.

2200 N. D'ANDREA PKWY, APT. 222

SPARKS, NEVADA 89434

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JOSHUA L. WEST SR.

2200 N. D'ANDREA PKWY, APT. 222

SPARKS, NEVADA 89434

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JOSHUA L. WEST SR.

2200 N. D'ANDREA PKWY, APT. 222

SPARKS, NEVADA 89434

SPACE RESERVED
FOR
RECORDER'S USE

00308929202200135920010010

11/22/2022 09:21:42 AM

Fee: \$82.00

 at _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that YVONNE MILES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOSHUA L. WEST SR.

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, to-wit:

 KLAMATH FALLS FOREST ESTATE SYCAN UNIT
 BLOCK 7, LOT 6 NLY 415' OF W1035'
 9.86 ACRES

(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 \$ 1.00. ① 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. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 9/21/2022; if grantor is a corporation, 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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Washoe

This instrument was acknowledged before me on 9/21/2022

by Yvonne Miles

This instrument was acknowledged before me on

by

as

of


 CAROL EVANS
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 18-3233-2 - Expires May 6, 2023

Notary Public for Oregon Nevada

My commission expires 5/6/2023