



00313597202300026940010017

04/12/2023 02:52:51 PM Fee: \$82.00

I certify that the within instrument was received for record on _____, 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.

Space Reserved
for
Recorder's Use

Jonathan Marsden
1500 Joe Wright Rd
Klamath Falls, OR 97603
Grantor's Name and Address
Zinn Bennett
824 Saratoga Drive
Woodland, CA 95695
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Zinn Bennett
824 Saratoga Drive
Woodland, CA 95695
Until requested otherwise, send all tax statements to (Name, Address, Zip)
Zinn Bennett
824 Saratoga Drive
Woodland, CA 95695

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jonathan Marsden hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Zinn Bennett

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:

MILLS 2ND ADDITION BLOCK – 200 LOT - 3

Tax Account No. 613287 Map Tax Lot No.: R-3809-033Db-12400

(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 \$ 45,000. (here comply with the requirements of ORS 93.930)

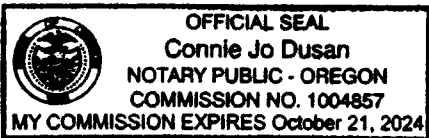
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on April 12, 2023: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of 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, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signature]

STATE OF OREGON, County of Klamath) ss.
On April 12, 2023, personally appeared before me, Connie Jo Dusan, the above named Jonathan Marsden and acknowledged the foregoing instrument to be their voluntary act and deed.



Connie Jo Dusan
Notary Public of Oregon
My commission expires: Oct. 21, 2024