

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2023-003863

Klamath County, Oregon



00314972202300038630010010

05/22/2023 10:00:46 AM

Fee: \$82.00

Grantor's Name and Address

 PO Box 31 SPRAGUE RIVER
 OR 97639

DANNY HARGIS

Grantee's Name and Address

After recording, return to (Name and Address):

 PO Box 31 SPRAGUE RIVER
 OR 97639

DANNY HARGIS

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

 PO Box 31 SPRAGUE RIVER
 OR 97639

DANNY HARGIS

 SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DANNY JOE HARGIS AFFIANT FOR THE SMALL
 ESTATE OF FREDERICK ARTHUR NETTEBECK COURT CASE NO: 22PR11453
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DANNY JOE HARGIS
 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 (legal description of property):

LOT 5, Block 20, SECOND ADDITION TO NIMROD ^{RIVER} PARK TO THE
 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
 CLERK OF KLAMATH COUNTY OREGON

SUBJECT TO RESERVATION, RESTRICTIONS, RIGHTS OF WAY RECORD
 AND THOSE APPARENT UPON THE LAND TO RULES, REGULATIONS AND
 ASSESSMENTS OF SPECIAL ROAD DISTRICT NIMROD PARK.

(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 \$ 0. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 5/22/23; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

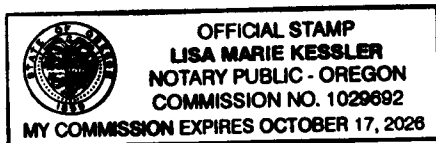
STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on May 22, 2023
 by Danny Joe Hargis

This instrument was acknowledged before me on

by

as

of



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires October 17, 2026