

Returned at Counter

2023-004000

Klamath County, Oregon



00315132202300040000030036

05/25/2023 11:50:37 AM

Fee: \$92.00

After recording, return to:

Krystal Stone
30242 Hwy 97 N
Chiloquin, OR 97624

Until a change is requested,
all tax statements should be sent to:

Krystal Stone
30242 Hwy 97 N
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Kimberly A. and Gregory W. Reed, a married couple, of
380 Cooper Creek Rd, Sutherlin, OR 97479

CONVEYS to the grantee,

Krystal Cherie Stone, formerly Krystal Cherie Baumer, of
30242 Hwy 97 N, Chiloquin, OR 97624

the following described real property:

CHILOQUIN WEST BLK-12 LOT-7

And commonly known as: 226 S Lalo Ave, Chiloquin, OR 97624

Parcel ID: 012-101

The true and actual consideration this conveyance is \$40,000.00
fourty thousand dollars and zero cents

Source of Title:

Being the same property conveyed by warranty deed from Downing, Jonathan H & Lynne M recorded Oct 27, 1993 in the records of the Klamath County Clerk, Oregon, Source ID M93-28453

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2024 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of May 23rd, 2023

Kimberly A. Reed
Signature

Kimberly A. Reed
Print Name

Grantor
Capacity

Capacity

Gregory W. Reed
Signature

Gregory W. Reed
Print Name

Grantor
Capacity

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Douglas

On this 23rd day of May, 2023, before me, Notary Public in and for said state, personally appeared Kimberly A. Reed and Gregory W. Reed

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Bradley Gould

Signature: Bradley Wayne Gould

Print Name: Bradley Wayne Gould

Title: Notary

My Commission Expires: January 29th, 2024

