

2023-004625

Klamath County, Oregon



00315868202300046250020023

06/16/2023 10:11:54 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Jennifer Schade
431 Main Street
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Jesse Schade
6510 South 6th St PMB 12
Klamath Falls, OR 97603

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR, Ryan Welch, for and in consideration of \$8,000.00 grants and releases with covenants to the

GRANTEE: Jesse Schade, 2813 Darrow Klamath Falls Oregon 97603

the following described real property, situated at 2727 Darrow Klamath Falls Oregon 97603 in the County of Klamath, State of Oregon more specifically described as follows:

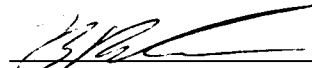
The East ½ of Lot 5, Block 2 of MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath, Oregon.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantees, and to the Grantees heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

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. 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.

Grantor Signatures:



Ryan Welch

Dated: 6/23/23

STATE OF OREGON, COUNTY OF Klamath, ss:

On this 16th day of June, 2023 before me personally appeared Ryan Welch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed.



Notary Public

My commission expires 6-23-23

