

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-006037

Klamath County, Oregon



00317535202300060370020028

07/20/2023 11:31:37 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

*Frankl*  
NINA IVANOVA ~~FRANKL~~ *FRANKL*  
38112 HWY 97 N  
CHILOQUIN OR 97624

Grantor's Name and Address

NINA IVAN FRANKL  
38112 HWY 97 N  
CHILOQUIN OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

NINA IVAN FRANKL  
38112 HWY 97 N  
CHILOQUIN OR 97624

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

NINA IVAN FRANKL  
38112 HWY 97 N  
CHILOQUIN OR 97624

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Frankl* NINA IVANOVA ~~FRANKL~~ *FRANKL*  
FORMALLY KNOWN AS NINA IVANOVA DRONOVA  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

NINA IVAN FRANKL  
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):

- 1.) 38112 HWY 97 N, CHILOQUIN OR 97624  
A PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 35 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
STARTING AT A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 7, THENCE RUNNING EAST 750 FEET, THENCE RUNNING NORTH 275.16 FEET, THENCE WEST 750 FEET, THENCE SOUTH 275.16 FEET TO THE PLACE OF BEGINNING; TOGETHER WITH AN APPURTENANT EASEMENT, RECORDED DEC 21 1995 AT VOLUME M96, PAGE 3475 AND RERECORDED JAN 5 1996 VOLUME M96 PAGE 416, RECORDS OF KALMATH COUNTY, OREGON
- 2.) (SEE OVER)

(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 \$ ———. 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. (The sentence between the symbols " ", 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 signature on behalf of a business or other entity is made with the authority of that entity. *N. Frankl* : any

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 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

7/19/23

by *Frankl Nina Ivan*

This instrument was acknowledged before me on

by

as

or



OFFICIAL STAMP  
LILIANA MENDONCA  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 991473  
MY COMMISSION EXPIRES SEPTEMBER 16, 2023

*[Signature]*  
Notary Public for Oregon

My commission expires

9/16/2023

2.) 6406 VENTURA DRIVE, KLAMATH FALLS, OR 97603  
LOT 6, BLOCK 19, TRACT 127 - NINTH ADDITION TO  
SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON