

2023-006097

Klamath County, Oregon



00317609202300060970030030

07/21/2023 12:41:10 PM

Fee: \$92.00

After recording, return to:
Garrett J Bruno
145660 Highway 97
La Pine, OR 97739

Until a change is requested,
all tax statements should be sent to:
Garrett J Bruno
145660 Highway 97
La Pine, OR 97739

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,
Melinda Craddock
P.O. Box 1563
La Pine, OR 97739

CONVEYS to the grantee,
Garrett J Bruno, 145660 Highway 97, La Pine, Klamath County, Oregon 97739

the following described real property:

The N 1/2 of the N 1/2 of the NW 1/4 of the NE 1/4 of Section 17, Township 24
South Range 10 East of the Willamette Meridian, Klamath County, Oregon

And commonly known as:
Parcel ID: R-2410-01700-00300-000
The true and actual consideration this conveyance is \$ 10,000.00
Ten thousand dollars & 00/100

Source of Title:

This conveyance is made subject to: Grantor grants, all of the Grantor's rights, title and interest in and to the above described property and premises to the Grantee, and to the Grantee 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.

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 14th
day of July, 2023

M Craddock
Signature
Melinda Craddock
Print Name

Grantor

Capacity

MB Bruno
Signature
Garrett Bruno
Print Name

Grantee

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 Klamath

On this 14th day of July, 2023, before me, Notary Public in and for
said state, personally appeared Garrett Bruno & Melinda Craddock

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

Signature: C. McGlasson
Print Name: C. McGlasson
Title: Notary Public
My Commission Expires: April 15, 2024

