

BLS

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



2023-008677

Klamath County, Oregon



00320700202300086770020022

10/06/2023 08:12:17 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Michael D Rontvedt
9010 Avant Rd
Klamath Falls Or 97603

Grantor's Name and Address

Same As Below

Grantee's Name and Address

After recording, return to (Name and Address):

SARA Kirby
Kevin Rontvedt

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

Michael D Rontvedt
9010 Avant Rd
Klamath Falls Or 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Michael D Rontvedt

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

SARA Kirby, Kevin Rontvedt, Michael Rontvedt with intent of survivorship

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):

Exhibit A

(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. 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 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 Oct 5th 2023; 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 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.

Michael D Rontvedt

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Oct. 5th 2023
by Mike D Rontvedt

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
KALANI LYNN CRUMMER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1039379
MY COMMISSION EXPIRES AUGUST 08, 2027

Kalani Crummer
Notary Public for Oregon
My commission expires 8/8/27

Exhibit A

A vacant lot, consisting of .30 acres, more or less, located in Klamath County, Klamath Falls, Oregon, commonly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of Patterson Street, as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE¼ SW¼, Section 1, Township 39 South, Range.9 East., W.M., bears South 89°06' West 30 feet distant; thence South 0°54' East along the said Easterly right-of-way line of said Patterson Street 1060.0 feet to an iron pin on the Southerly right of way line of Maryland Street; thence North 89°06' East along the said Southerly right of way line of Maryland Street 620.64 feet to an iron pin and the true point of beginning of this description; thence continuing North 89°06' East along the said Southerly right of way line of Maryland Street a distance of 100.64 feet to a point; thence South 1°37' West 106.87 feet to a point; thence South 52°37' West 56.2 feet to a point; thence South 87°54' West to a point which lies South 0°54' East of the point of beginning; thence North 0°54' West to the point of beginning.

Tax Acct No. R509738