

2023-008987
Klamath County, Oregon



10/18/2023 11:36:44 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:
Toby Aarnes
5601 Kellal Lane
Klamath Falls, OR 97601

Anna Sponcey
5601 Kellal Lane
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:
Anna Sponcey
5601 Kellal Lane
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Anna Sponcey
5601 Kellal Lane
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Toby Aarnes and Anna Sponcey, not as tenants in common, but with rights of survivorship, hereinafter referred to as grantor(s), conveys to **Anna Sponcey**, individually, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 11 of TRACT NO. 1439, PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

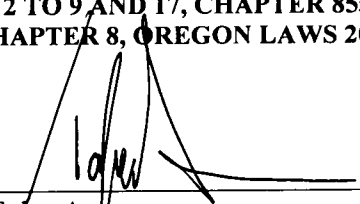
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., dissolution of relationship.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

10-17-2023
Date

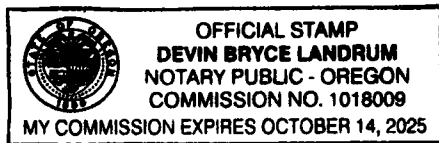

Toby Aarnes

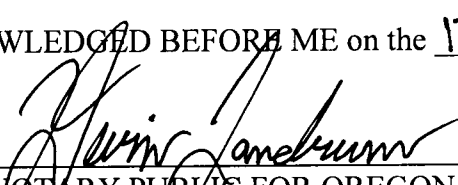
10-17-2023
Date


Anna Sponcey

STATE OF OREGON; County of Klamath) ss.

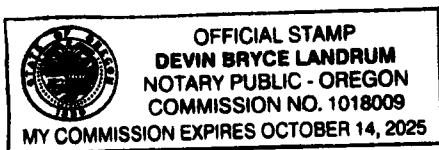
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 17th day of
October, 2023 by Toby Aarnes.

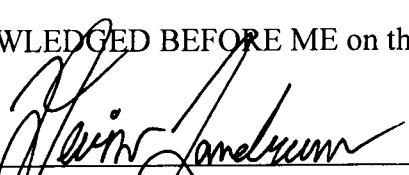



NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 17th day of
October, 2023 by Anna Sponcey.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25