

2023-008996

Klamath County, Oregon



00321085202300089960020029

10/18/2023 01:53:54 PM

Fee: \$87.00

Returned at Counter
Kat Maynard

JoAnn Thornton formerly known as JoAnn Ketchmark

161 Buhman Rd

Washougal, WA 98671

Grantor's Name and Address

Scott Harrison

161 Buhman Rd

Washougal, WA 98671

Grantee's Name and Address

After recording return to:

Scott Harrison

161 Buhman Rd

Washougal, WA 98671

Until a change is requested all tax statements
shall be sent to the following address:

Scott Harrison

161 Buhman Rd

Washougal, WA 98671

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **JoAnn Thornton formerly known as JoAnn Ketchmark,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Scott Harrison,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 12, Block 4, Klamath Country, in the County of Klamath, State of Oregon as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 11TH day of October, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

JoAnn Thornton by Scott Harrison as her Attorney in Fact
JoAnn Thornton by Scott Harrison as her Attorney in Fact

State of WA } ss
County of Clark }

On this 11th day of October, 2023, before me, Andrea Lakey a Notary
Scott Harrison, known
Public in and for said state, personally appeared
or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

[Signature]

Notary Public for the State of
Residing at: Washougal
Commission Expires: 1/7/2026

