

BLS

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



2023-009349

Klamath County, Oregon



00321504202300093490010016

10/30/2023 03:15:01 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

CAROL JOCKS

Grantor's Name and Address
CAROL JOCKS

Grantee's Name and Address

After recording, return to (Name and Address):

CAROL JOCKS
2929 CORTEZ ST.
KLAMATH FALLS OR 97601

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

2929 CORTEZ ST Klamath Falls
OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

CAROL JOCKS DON BRACEY & Shellie Bracey

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

CAROL JOCKS, DONALD BRACEY and Shellie Bracey

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):

LOT 14 IN BLOCK 13 OF STEWART ADDITION ACCORDING TO THE (Final)
ON file in the office of the COUNTY CLERK
KLAMATH COUNTY, OREGON 2929 CORTEZ ST Klamath Falls

* WITH RIGHTS OF SURVIVORSHIP

(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 \$ Estate Planning. 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 October 30, 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 30, 2023
by CAROL JOCKS

This instrument was acknowledged before me on

by
as
of

Carol L Jocks

OFFICIAL STAMP
LYNDA MARIE WEST
NOTARY PUBLIC-OREGON
COMMISSION NO. 1008378
MY COMMISSION EXPIRES JANUARY 28, 2025Lynda Marie West
Notary Public for Oregon

My commission expires 1-28-25