

**2023-010805**

**Klamath County, Oregon**



00323207202300108050020027

12/18/2023 12:02:22 PM

Fee: \$87.00

After Recording Return to:  
Lauren Kauffman  
35 SE C Street, Suite D  
Madras, OR 97741

Until a change is requested, all  
tax statements shall be sent to  
the following address:  
Skylar Jacobs  
61218 Kyem Ct  
Bly, OR 97622

### **STATUTORY BARGAIN AND SALE DEED**

**Nolan Jacobs**, Grantor, conveys to **Skylar Jacobs**, Grantee, the following real property located in Klamath County, Oregon:

Lot 16 and 17, in Block 2 in Bley-Was Heights

Tax Lot 3714-003DC-02100

Tax Lot 3714-003DC-02000

The true consideration for this conveyance is: One hundred and thirty thousand dollars and no cents (\$130,000.00) paid in full at time of signing.


SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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, AND 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.

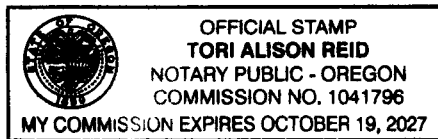
GRANTOR:

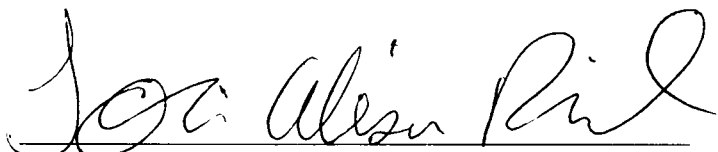
DATED: November 28, 2023

  
Nolan Jacobs

STATE OF OREGON           )  
  ) ss.  
County of Jefferson        )

This instrument was acknowledged before me on this 28 day of November, 2023, by  
Nolan Jacobs.



  
Notary Public for Oregon  
My Commission Expires: 10-19-27