



00324573202400007890010011

01/31/2024 10:18:09 AM

Fee: \$82.00

After recording return to:
Law Office of Jeffrey D. Hedlund
28 North G Street
Lakeview, OR 97630

Until a change is made all tax
statements should be sent to:
Joshua Earwood
1038 E Highland Ct
Upland, CA 91786

BARGAIN AND SALE DEED

Sharon Harris, as Grantor, conveys to Joshua Earwood, as Grantee, the 100% interest in the following
described Klamath County, Oregon real property:

NW1/4, NE1/4, NE1/4 of Section 16, Township 41 South, Range 7 East. WM Klamath County,
Oregon. 10 Acres M/L

Reserving therefrom a non exclusive easement of thirty feet along all boundries for public highway
use in common with others.

The true and actual consideration for this conveyance is \$8,000.00.

"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 25 day of January, 2024.

By: Sharon Harris
Sharon Harris

STATE OF California)
)
County of San Bernardino) SS.

Be it remembered that on this 25 day of January, 2024, personally appeared before me, a Notary Public in and for said County and State, the above named Sharon Harris and acknowledged the foregoing instrument to be her voluntary act and deed.

Cristhian Alejandro Tapia Maldonado, Notary public
NOTARY PUBLIC FOR [Signature]

