

2024-007676

Klamath County, Oregon

09/03/2024 11:05:02 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Hannah Harding
Jarvis Glatte Bunick, LLP
823 Alder Creek Drive
Medford, OR 97504-8900

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Guyette Properties, LLC
3809 Annettes Way
Medford, OR 97504-9668

Map: 3805-005B0-03100

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, Brian Guyette and Chrystal Clayton, as Grantors, do hereby grant, bargain, sell, and convey unto Guyette Properties, LLC, an Oregon limited liability company, as Grantee, all that certain real property located in Klamath County, Oregon, more particularly described as follows:

Lot 24 in Block 2, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO.1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The consideration for this transfer is: There is no monetary consideration for this transfer. The actual consideration consists of value given or promised which is the whole consideration.

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, Grantor has hereunto subscribed his name to this instrument effective the 15th day of September, 2024.

GRANTOR:


BRIAN GUYETTE

GRANTOR:


CHRISTAL CLAYTON

STATE OF OREGON)
) ss.
County of Jackson)

On this 15th day of September, 2024 before me, the undersigned Notary Public in and for said State, personally appeared Brian Guyette and Chrystal Clayton known or identified to me to be the persons whose names is subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public for the State of Oregon

