

LA

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



2024-007767

Klamath County, Oregon



00333138202400077670030033

09/05/2024 11:14:25 AM

Fee: \$92.00

After recording, return to (Name and Address):

Kevin Billings

6050 Washburn Way

Klamath Falls, OR 97603

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

Amber Petersen

1400 Johnson Ave

Klamath Falls, OR 97601

(SPACE RESERVED FOR RECORDER'S USE)

BARGAIN AND SALE DEED

Kevin^W Billings, on behalf of Klamath County Court Case # 24PB017186, whose street address is 6050 Washburn Way, Klamath Falls in the county of Klamath, state of Oregon ("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to Amber Petersen, whose street address is 3909 Denver Ave, Klamath Falls in the county of Klamath, state of Oregon

("grantee"), and to grantee's heirs, successors and assigns, all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

OFFICIAL STAMP
ANTHONY CLAVETTE
CLAY PUBLIC - OREGON
MISSION NO. 1041134
EXPIRES SEPTEMBER 20, 2027

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 09/05/2024; any signature on behalf of a business or other entity is made with the authority of that entity.

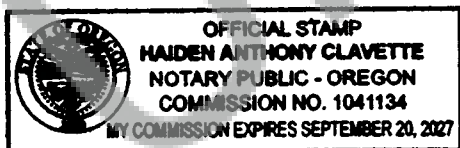
Kevin Billings

STATE OF OREGON, County of Klamath

This record was acknowledged before me on 09/05/2024 by Kevin Billings

~~or~~ This record was acknowledged before me on _____ by _____ as (corporate title) _____ of (company name) _____

[Signature]
Notary Public for Oregon
My commission expires 09-20-2027



HAIDEN
NOTARY
COMMISSION
MY COMMISSION

HAIDEN ANTHONY CLAVETTE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1041134
MY COMMISSION EXPIRES SEPTEMBER 20, 2027



Exhibit "A"

Legal Description

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (said corner being located on the West line of Johnson Street); thence West along the North line of said Lot 6 a distance of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also the East line of said Lot 6 extended); thence North along said West line of Johnson Street and the East line of said Lot 6 a distance of 3 feet to the point of beginning.

Parcel#: 303754

Tax Lot: 3809-029DA-07900



OFFICIAL STAMP

Unofficial Copy