## Klamath County, Oregon



Map No: R-3611-009B0-2500-000

Tax Account: R349126

After recording return to: Kevin Duane West P.O. Box 1043 Klamath Falls, OR 97601

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Kevin Duane West P.O. Box 1043

THIS SPACE		
	09/20/2024 12:56:24 PM	Fee: \$82.00
		-

## STATUTORY BARGAIN AND SALE DEED

Staples Holdings, LLC, a Wyoming Limited Liability Company, Grantor conveys to Kevin Duane West Grantee, the following described real property:

Block 75, Lot 16, of the 7th Addition to Nimrod River Park as shown on map in official records of Klamath County, Oregon.

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, OF 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, OF 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.

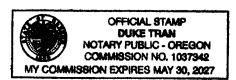
The true consideration for this conveyance is \$ 8.000.00 Dated this 63 day of JANUARY 2024 <del>2028</del>: Staples Holdings, LLC

Mack Staples, Member-Manager

STATE OF OREGON, County of MULTNOMAH.) ss.

452024 This instrument was acknowledged before me this 1) 3 day of JANUAR .<del>2023</del> by Mack

Staples, Member-Manager of Staples Holdings, LLC.



Notary Public for Oregon My Commission Expires: (75-31)-2027