

2024-008274

Klamath County, Oregon



00333741202400082740010014

09/20/2024 12:56:24 PM

Fee: \$82.00

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

Until a change is requested all tax  
statements shall be sent to the following  
address:

Kevin Duane West  
P.O. Box 1043  
Klamath Falls, OR 97601

THIS SPACE

### 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 7<sup>th</sup> 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 03 day of JANUARY, ~~2020~~ <sup>MS</sup> 2024

Staples Holdings, LLC

By: 

Mack Staples, Member-Manager

STATE OF OREGON, County of MULTNOMAH ss.

This instrument was acknowledged before me this 03 day of JANUARY, ~~2020~~ <sup>MS 2024</sup> by Mack Staples, Member-Manager of Staples Holdings, LLC.



  
Notary Public for Oregon

My Commission Expires: 05-30-2027