

Returned at Counter

2024-008697

Klamath County, Oregon



00334250202400086970020024

10/04/2024 02:05:34 PM

Fee: \$87.00

After recording, please return to

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Dennis A. Hart
Melody Hart
29836 Fugar Way
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on the dates set forth below, by _____, Michael J. Bush, _____, and _____, the heirs and devisees of Clifford A. Bush, collectively Grantees, who convey to Dennis A. Hart and Melody Hart, husband and wife, the following-described parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Lot 21 of Pelican Acres, according to the official plat thereof.

Klamath County Assessor's Parcel No. R-3606-010BB-01900 and Property ID R313565, and commonly referred to as 29834 Robins Nest Lane, Klamath Falls, Oregon 97601.

The true and actual consideration for this transfer, stated in terms of dollars, is \$21,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, said Grantors have each individually executed this instrument this 9th day of September 2022.

Michael Beush

STATE OF ALASKA, County of Paw Island ss.

This instrument was acknowledged before me on September 16, 2022, by Wendy M Hamilton.



Wendy M Hamilton
Notary Public for Alaska
My Commission Expires: April 18, 2026