

2024-008699

Klamath County, Oregon

10/04/2024 02:18:02 PM

Fee: \$82.00

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

Jason Hayter

Grantor's Name and Address

Jason Hayter

8426 Hilltop Dr

Pleasant Hill, OR 97455

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Emerald Empire FCU

850 Beltline Rd

Springfield, OR 97477

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of _____

} ss.

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

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

Jason Hayter

8426 Hilltop Dr

Pleasant Hill, OR 97455

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Jason Lawrence Hayter and Nicole Mary Sharr

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jason Lawrence Hayter and Rhylard Hayter as tenants in common but hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

Tax Map # 2508-01000-04300-000

Parcel # 160140; 2508-01000-04300 # 3451

Lot 7: E 1/2 W 1/2 S 1/2 NE 1/4 SW 1/4, Section 10,
Township 25 South, Range 8 East of the

Willamette Meridian, Klamath County, Oregon.

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on September 18, 2024; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

Jason Lawrence Hayter
Nicole Mary Sharr

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on September 18, 2024 by Jason Lawrence Hayter and Nicole Mary Sharr

This instrument was acknowledged before me on _____ by _____ as _____ of _____

AmeriTitle

MTC b54556.com

Notary Public for Oregon

My commission expires July 28, 2028



OFFICIAL STAMP
KORIE WILSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1050250
MY COMMISSION EXPIRES JULY 28, 2028