

2024-010249

Klamath County, Oregon



00336095202400102490020024

11/25/2024 11:41:28 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Shannon Rockholt
3407 Bisbee Street
Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:

Shannon Rockholt
3407 Bisbee Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Worthwhile Holdings LLC, an Oregon limited liability company, Grantor, conveys to Shannon Rockholt Grantee the following real property situated in Klamath County, Oregon, commonly known as 3407 Bisbee Street, Klamath Falls, OR 97603, and legally described as follows, to-wit:

The West 94.07 feet of Lot 1, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath, County, Oregon
Klamath County Tax Parcel Number: 3909-010AC-03000

The true consideration for this conveyance is \$184,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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

BARGAIN AND SALE DEED

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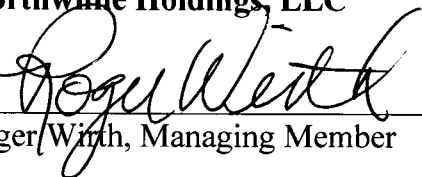
Regr With.
Returned at Counter

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.

Dated this 25th day of NOVEMBER, 2024.


Grantor Signature:

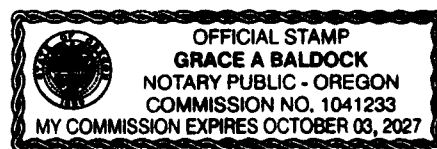
Worthwhile Holdings, LLC


Roger Wirth, Managing Member

STATE OF OREGON, COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 25th day of November, 2024 by Roger Wirth, managing member of Worthwhile Holdings, LLC.


Notary Public
Signature of person taking acknowledgment



My commission expires October 03, 2027

BARGAIN AND SALE DEED

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