Grantor:

Carmen Vilstrup Mortensen 4818 SE Llewellyn Street Milwaukie, OR 97222

Grantee:

Jennifer Lynn Mortensen 5025 SE Hill Road Milwaukie, OR 97267

After recording, return to:

Jennifer Lynn Mortensen 5025 SE Hill Road Milwaukie, OR 97267

Until requested otherwise, send all tax statements to:

Jennifer Lynn Mortensen 5025 SE Hill Road Milwaukie, OR 97267

2013-009747 Klamath County, Oregon



08/26/2013 10:27:31 AM

Fee: \$42.00

BARGAIN AND SALE DEED

Individual Grantor

CARMEN VILSTRUP MORTENSEN, Grantor, grants, bargains, sells and conveys unto **JENNIFER LYNN MORTENSEN**, Grantee, and to Grantee's heirs, successors and assigns, Grantor's interest in the real property located at 729 Hill Street, Klamath Falls, and situated in Klamath County, State of Oregon, and described as follows, to-wit:

PARCEL 1

Lot 17 in Block 41 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The West 13 feet of Lot 16 in Block 41 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is pursuant to the General Judgment of Dissolution

of Marriage entered in Clackamas County Circuit Court, case No. DR1304-0735 and signed by the court on <u>AUGUST</u> 26, 2013.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 16, 2013.

CARMEN VILSTRUP MORTENSEN, Grantor

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON County of Multnomah

) ss.

August 16, 2013.

Personally appeared the above-named **CARMEN VILSTRUP MORTENSEN** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: USWA R SKAPETOSIM