

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

First American Title Insurance Company

Attn: National Recording

1100 Superior Avenue, Suite 200

Cleveland, OH 44114

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Christopher Emmons and Jamie L Street

3119 Maryland Avenue 2616 Scott Street

Klamath Falls, OR 97601 Klamath Falls, OR 97601

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Christopher Emmons

3119 Maryland Avenue

Klamath Falls, OR 97601

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

CHRISTOPHER EMMONS

3119 MARYLAND AVE.

KLAMATH FALLS OR 97601

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED TO CORRECT** \_\_\_\_\_ **PREVIOUSLY RECORDED IN**  
**BOOK** \_\_\_\_\_ **AND PAGE** \_\_\_\_\_ **, OR AS FEE NUMBER** \_\_\_\_\_ **."**

**Grantor:**

Christopher Emmons  
3119 Maryland Avenue  
Klamath Falls, Oregon 97603

-and-

Jamie L. Streed, who acquired title  
as Jamie L. McLaughlin  
2616 Scott Street  
Klamath Falls, Oregon 97601

**Grantee:**

Christopher Emmons  
3119 Maryland Avenue  
Klamath Falls, Oregon 97603

**After recording return to:**

First American Title Insurance Company  
Attn: National Recording  
1100 Superior Avenue, Suite 200  
Cleveland, Ohio 44114

**STATUTORY  
BARGAIN AND SALE DEED**

CHRISTOPHER EMMONS, an unmarried man, and JAMIE L. STREED, an unmarried woman, who acquired title as JAMIE L. MCLAUGHLIN, as tenants by the entirety, Grantor, convey to CHRISTOPHER EMMONS, an unmarried man, Grantee, the following-described real property located in Klamath County, Oregon:

The E ½ of Tract 17 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting that portion in the widening of Maryland Street as disclosed by Order recorded July 28, 1969 in Volume M69, Page 6497, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is other than monetary: namely marital rights pursuant to a Judgment of Dissolution, Klamath County Circuit Court Case No. 1302940CV, and to change vesting of original Statutory Warranty Deed recorded September 20, 2006, Instrument No. 2006-018922, in the Official Records of Klamath County, Oregon.

Until a change is requested, all tax statements are to be sent to the following address: no change.

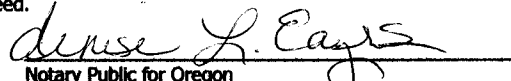
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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.

  
CHRISTOPHER EMMONS

  
JAMIE L. STREED, who acquired title as  
JAMIE L. MCLAUGHLIN

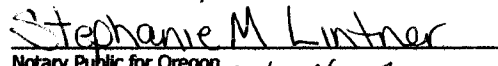
STATE OF OREGON, County of Klamath ) ss.

On the 20<sup>th</sup> day of August, 2014, personally appeared before me the above-named CHRISTOPHER EMMONS, who declared the foregoing instrument to be his voluntary act and deed.

  
Notary Public for Oregon  
DENISE L. EAYRS

STATE OF OREGON, County of Klamath ) ss.

On the 21<sup>st</sup> day of August, 2014, personally appeared before me the above-named JAMIE L. STREED, who acquired title as JAMIE L. MCLAUGHLIN, who declared the foregoing instrument to be her voluntary act and deed.

  
Notary Public for Oregon  
STEPHANIE M. LINTNER

STATUTORY BARGAIN AND SALE DEED  
PC Law-Emmons Bargain Sale Deed Rev-1



ALTA Commitment  
ALTA Short Form Expanded Coverage Residential Loan Policy

ORDER NO: 8380649n  
FILE NO: 8380649n  
CUSTOMER REF: 000629685983

### LEGAL DESCRIPTION

The land referred to in this policy is situated in the STATE OF **Oregon**, COUNTY OF **KLAMATH**, and described as follows:

THE E1/2 OF TRACT 17 IN BLOCK 4 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING THAT PORTION IN THE WIDENING OF MARYLAND STREET AS DISCLOSED BY ORDER RECORDED JULY 28, 1969 IN VOLUME M69 PAGE 6497, RECORDS OF KLAMATH COUNTY, OREGON.

APN: R527950

Commonly known as: 3119 MARYLAND AVE, KLAMATH FALLS, OR 97603

*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING*

 EMMONS  
49201449

FIRST AMERICAN ELS  
DEED



OR  
