

2016-003553

Klamath County, Oregon



00184762201600035530020024

04/07/2016 10:53:37 AM

Fee: \$47.00

Grantors' Names and Addresses:

Robert and Sharon Shaw
1412 Devonridge Drive
Klamath Falls, Oregon 97601

Grantee's Name and Address:

Sharon Marie Shaw
1412 Devonridge Drive
Klamath Falls, Oregon 97601

After recording return to:

Stahancyk, Kent & Hook P.C.
158 NE Greenwood Avenue, Suite 1
Bend, OR 97701

Mail all tax statements to:

Sharon Marie Shaw
1412 Devonridge Drive
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED**(Statutory Form)**

Robert Shaw and Sharon Shaw, grantors, convey to Sharon Marie Shaw, grantee, the following real property, situated at 1412 Devonridge Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, described as follows:

SEE "EXHIBIT "A"" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

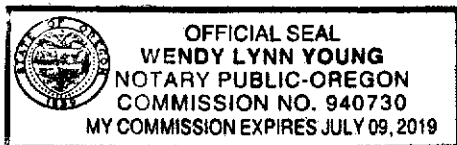
The true and actual consideration for this conveyance is pursuant to the General Judgment of Dissolution of Marriage, filed in Klamath County, Case No. 11UDR00015.

In Witness Whereof, the grantor has executed this instrument this 15 day of January, 2016.

Robert Shaw
Robert Shaw, Grantor

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me this 15 day of Jan., 2016, by Robert Shaw to be his voluntary act and deed.



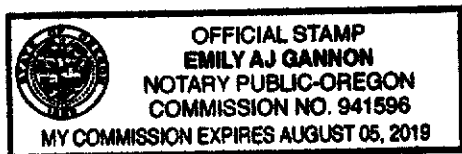
Wendy Lynn Young
Notary Public for Oregon

In Witness Whereof, the grantor has executed this instrument this 30 day of Dec., 2015.

Sharon Shaw
Sharon Shaw, Grantor

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me this 30 day of Dec., 2015, by Sharon Shaw to be her voluntary act and deed.



Emily AJ Gannon
Notary Public for Oregon

Returned at Counter

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 of TRACT 1265 OF DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being portions of Lots 3, 4 and 6 of TRACT 1265 DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, TRACT 1265, DEVONRIDGE; thence South 89° 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00° 31' 12" West 114.54 feet; thence South 27° 57' 36" East 84.56 feet; thence leaving said Lot 6 boundary, South 48° 20' 08" West 65.39 feet; thence South 00° 12' 06" West 113.88 feet; thence South 00° 23' 17" West 147.54 feet; thence South 27° 12' 55" East 151.60 feet to the Northwest corner of Lot 2; thence North 89° 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00° 31' 12" East 628.32 feet to the point of beginning. Reference is made to Property Line Adjustment No. 13-96.

Tax Account No: 3909-005DB-01300-000

Key No: 878250
