

2017-003964

Klamath County, Oregon



00202109201700039640030031

04/17/2017 10:44:43 AM

Fee: \$52.00

Returned at Counter

**GRANTOR'S NAME AND ADDRESS:**

Allen W. Hoy  
1848 Busbee Street  
Klamath Falls, OR 97603

**GRANTEE'S NAME AND ADDRESS:**

Ora J. Hoy  
575 Joe Wright Road  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

David M. Vandenberg  
P. O. Box 351  
Lakeview, OR 97630

**SEND TAX STATEMENTS TO:**

Ora J. Hoy  
575 Joe Wright Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that ALLEN W. HOY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ORA J. HOY, hereinafter called grantee, and unto grantee's heirs, successors and assigns, any and all of grantors interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" Attached Hereto.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

Tax Information: Code 1-72; Map No. R-3909-009C0-00300-000; Account No. R777653.

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 NONE (General Judgment of Dissolution of Marriage).

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

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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, grantor has executed this instrument this 17<sup>th</sup> day of September, 2014.

Allen W. Hoy  
Allen W. Hoy  
Ora J. Hoy  
Ora J. Hoy

STATE OF OREGON, County of Klamath ss.

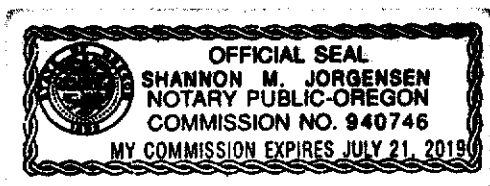
This instrument was acknowledged before me on September 17, 2014, by Allen W. Hoy.



Deborah Torrie  
Notary Public for Oregon  
My Commission Expires: August 20<sup>th</sup> 2017

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 14<sup>th</sup> 2016, 2014, by Ora J. Hoy.



Shannon Jorgensen  
Notary Public for Oregon  
My Commission Expires: July 21, 2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Clatsop County, Oregon, and being a portion of vacated Block 16 and Birch Street, EWAUNA PARK SUBDIVISION, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center quarter corner of said Section 9 bears North 33° 17' 23" East 571.15 feet; thence South 19° 18' West 25.00 feet to the Southerly line of said Birch Street; thence North 70° 42' West 191.00 feet, along said Southerly line to the Easterly right of way line of Tingley Lane (Manzanita Way by said Ewauna Park); thence North 19° 18' East along said right of way line, 212.34 feet; thence South 27° 54' 47" East 69.05 feet; thence South 66° 22' 22" East 140.73 feet; thence South 19° 18' West 129.82 feet to the point of beginning, with bearings based on said plat of EWAUNA PARK.

Rental Property