

2018-000428

Klamath County, Oregon

01/11/2018 02:19:01 PM

Fee: \$52.00

**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:**

Title Source, Inc.

662 Woodward Avenue

Detroit, MI 48226

**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**

Todd Goebel, an unmarried man, and Sandra Goebel, an unmarried woman

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

Todd Goebel, an unmarried man

**4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Todd Goebel

4946 Horned Lake Drive

Klamath Falls, OR 97601

**6) SATISFACTION of ORDER or WARRANT**  
ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)

☐ FULL

☐ 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 AT THE REQUEST OF \_\_\_\_\_**

TO CORRECT \_\_\_\_\_

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

**Prepared By:**  
Jessica Molligan, Esq.  
P.O. Box 16893  
Portland, OR 97292  
OR Bar ID: 001823

**Until a Change is Requested,  
Mail Tax Statements To:**  
Todd Goebel  
4946 Horned Lake Drive  
Klamath Falls, OR 97601

**Return To:**  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**  
63747498 - 43766461

#### STATUTORY BARGAIN AND SALE DEED

**TODD GOEBEL**, an unmarried man, and **SANDRA GOEBEL**, an unmarried woman, Grantors, convey to **TODD GOEBEL**, an unmarried man, Grantee, the following-described real property located in Klamath County, Oregon:

The land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

Lot 7 in Block 7 of Fairview Addition No. 2, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Being all of that certain property conveyed to TODD GOEBEL and SANDRA GOEBEL, husband and wife, from WILLIAM R. SMITH and MARY R. SMITH, as tenants by the entirety, by deed dated February 5, 1992, and recorded February 7, 1992, as Instrument Number 40764, in Book M92, Page 2609 of the Official Records of Klamath County, Oregon.

Commonly known as: 605-609 Fulton Street, Klamath Falls, OR 97601

Parcel ID: R-3809-029CA-04300-000

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Judgement and Decree of Dissolution of Marriage dated March 17, 1998 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 9505736CV.

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.

Attached to and becoming a part of Deed between TODD GOEBEL, an unmarried man, and SANDRA GOEBEL, an unmarried woman, as Grantor(s), and TODD GOEBEL, an unmarried man, as Grantee(s).

Dated this 2 of January 2018.

GRANTORS

TODD GOEBEL

SANDRA GOEBEL

State of OREGON  
County of Klamath ss.

On the 2nd day of JAN, 2018, personally appeared before me the above-named TODD GOEBEL and SANDRA GOEBEL, who declared the foregoing instrument to be their voluntary act and deed.

Joann R. Siebecke  
Notary Public - State of OR  
Joann Rue Siebecke

