

2018-003831

Klamath County, Oregon

03/30/2018 09:19:00 AM

Fee: \$57.00

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

David R. Dexter, an unmarried man, and Deena L. Dexter, an unmarried woman

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

David R. Dexter, 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:

David R. Dexter

847 C Avenue, Unit 3

Merrill, OR 97633

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 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:**
David R. Dexter
847 C Avenue, Unit 3
Merrill OR 97633

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

**Amrock Inc.
662 Woodward Ave.
Detroit, MI 48226**

Order Number:
64055373

STATUTORY BARGAIN AND SALE DEED

DAVID R. DEXTER, an unmarried man, and **DEENA L. DEXTER**, an unmarried woman, Grantors, convey to **DAVID R. DEXTER**, 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 1 and the North 15 feet of Lot 2, Block 25, Town of Merrill, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to DAVID R. DEXTER and DEENA L. DEXTER, husband and wife, from DONALD E. ROGERS and JOYCE ANN BLOCHOWIAK, who acquired title as JOYCE ANN ROGERS, as tenants in common, by deed dated September 26, 1997, and recorded October 1, 1997, as Instrument Number 46257, in Volume M97, Page 3261 of the Official Records of Klamath County, Oregon.

Commonly known as: 130 North Garfield Street, Merrill, OR 97633

Parcel ID: R-4110-002DD-05800-000

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Stipulated General Judgment of Dissolution of Marriage dated November 22, 2017 in the Circuit Court of the State of Oregon for the County of Deschutes, Case No. 16DR-15880.

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.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between DAVID R. DEXTER, an unmarried man, and DEENA L. DEXTER, an unmarried woman, as Grantors, and DAVID R. DEXTER, an unmarried man, as Grantee.

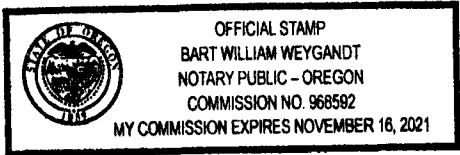
Dated this 27 of March, 2018.

GRANTOR (1 of 2)

[Signature]
DAVID R. DEXTER

State of Oregon)
County of Deschutes) ss.

On the 27 day of March, 2018, personally appeared before me the above-named **DAVID R. DEXTER**, who declared the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public – State of Oregon

Attached to and becoming a part of Deed between DAVID R. DEXTER, an unmarried man, and DEENA L. DEXTER, an unmarried woman, as Grantors, and DAVID R. DEXTER, an unmarried man, as Grantee.

Dated this 18 of January, 20 18.

GRANTOR (2 of 2)

Deena L Dexter
DEENA L. DEXTER

State of Oregon)
County of Deschutes) ss.

On the 18th day of January, 20 18, personally appeared before me the above-named **DEENA L. DEXTER**, who declared the foregoing instrument to be her voluntary act and deed.



Mikel R Miller
Notary Public – State of Oregon