

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2018-006798

Klamath County, Oregon



00223356201800067980050058

06/05/2018 08:44:16 AM

Fee: \$102.00

MARIA WOODARD
28136 SMYTH DR. #303
VALENCIA, CA 91355

Grantor's Name and Address

BRENT WOODARD
27946 HENRY MAYO DR
CASTAIC, CA 91384

Grantee's Name and Address

After recording, return to (Name and Address):

BRENT WOODARD
27946 HENRY MAYO DR.
CASTAIC, CA 91384

Until requested otherwise, send all tax statements to (Name and Address):

BRENT WOODARD
27946 HENRY MAYO DR.
CASTAIC, CA 91384

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

BY THE ENTIRETY

MARIA WOODARD AS TENANT

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

BRENT WOODARD AS TENANT BY THE ENTIRETY

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$15,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

MARIA WOODARD

This instrument was acknowledged before me on

by

as

of

See attachment

Notary Public for Oregon

My commission expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On November 23, 2016 before me, P. Vargas, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Maria Woodard
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature P. Van
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: change of deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears Easterly along the South line of said SE1/4 NW1/4 a distance of 330.0 feet and Northerly, parallel with the West line of said SE1/4 NW1/4 a distance of 619.0 feet from the Southwest corner of said SE1/4 NW1/4; thence continuing North, parallel with the West line of said SE1/4 NW1/4, a distance of 50.0 feet; thence East, at right angles to said West line, a distance of 165.0 feet; thence South, parallel with said West line a distance of 50.0 feet; thence West, at right angles to said West line, a distance of 165.0 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the right of way of Hope Street.

TOGETHER WITH a 1976 CASCADE MOBILE HOME X135205, which is situate on the real property described herein.

[REDACTED]

From: Maria Woodard

To: Brent Woodard -

RE: Transfer of Ownership

2136 Hope St,

Klamath Falls, OR 97603

Date: 11/23/2016

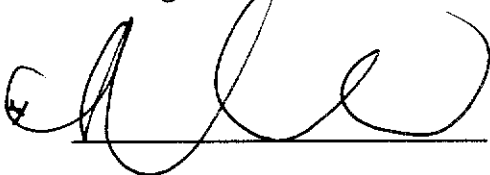
Effective immediately (11/23/2016), I have transferred complete ownership of the jointly owned property listed below:

2136 Hope St.

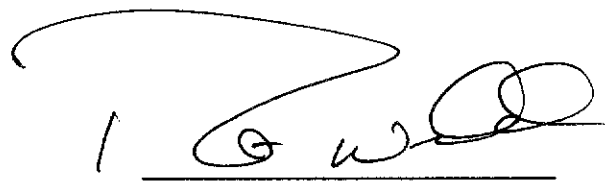
Klamath Falls, OR 97603

This agreement was made between Brent Woodard and Maria Woodard. Both parties have agreed to the transfer of ownership of said property in exchange for payment by Brent Woodard of all taxes and associated fees owed for 2014 and 2015. This transfer and tax/fee payment is complete and meets all expectations of the divorce settlement agreement.

Nothing more to follow



Maria Woodard



Brent Woodard

11/23/16

Date

* - - Property Data Selection Menu - -

Owner: WOODARD BRENT & MARIA
Prop ID : R517792 (Real Estate) (239262) 22026 GOLD CANYON DR
Map Tax Lot: R-3909-002BD-06700-000 SANTA CLARITA, CA 91390
Legal : TWP 39 RNGE 9, BLOCK SEC 2, TRACT
POR W2SE4NW4, ACRES 0.16, MH X#*

Situs : 2136 HOPE ST Year Built : 1976
KLAMATH FALLS, OR 97603 Living Area: 924

Name(s) :
Area : 041

Sale Info : 2016 Roll Values
Deed Type : 05 RMV Land \$ 55,060 (+)
Instrument: 06-020997 RMV Improvements \$ 940 (+)
2016 Tax Status * No Taxes Due * RMV Total \$ 56,000 (=)
Current Levied Taxes : 303.11 Total Exemptions \$ 0
Special Assessments : 48.18 M5 Net Value \$ 56,000
M50 Assd Value \$ 25,550

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G) en Appr	(O)wnership	(H)istory	(.) More

Enter Option from Above or <RET> to Exit: __