

2018-013041

Klamath County, Oregon

10/25/2018 11:43:01 AM

Fee: \$92.00

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:

Amrock

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

JANET L. GEORGE f/k/a JANET L. BIDE GARY, a married woman

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

LAWRENCE L. GEORGE and JANET L. GEORGE, husband and wife

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

Lawrence L. George and Janet L. George

2153 Harvard Street

Klamath Falls, OR 97601

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:
Lawrence L. George and Janet L. George
2153 Harvard Street
Klamath Falls, OR 97601

Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
64861128

6486108-4726211 STATUTORY BARGAIN AND SALE DEED

JANET L. GEORGE n/a JANET L. BIDEGARY, a married woman, Grantor, conveys to LAWRENCE L. GEORGE and JANET L. GEORGE, husband and wife, Grantees, the following-described real property located in Klamath County, Oregon:

Lot 7, Block 46, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to RAYMOND G. BIDEGARY and JANET L. BIDEGARY, husband and wife, as tenants by the entirety, from KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, by deed dated August 26, 1986, and recorded August 29, 1986, as Instrument Number 65393 of the Official Records of Klamath County, Oregon.

WHEREAS, RAYMOND G. BIDEGARY and JANET L. BIDEGARY held title to the property as tenants by the entirety, RAYMOND G. BIDEGARY n/a RAYMOND GENE BIDEGARY died on April 27, 2005 as evidenced by a Certificate of Death of record in the State of Oregon, thereby vesting fee simple title to the above described premises in JANET L. BIDEGARY by operation of law as the surviving tenant by the entirety.

Commonly known as: 2153 Harvard Street, Klamath Falls, OR 97601

Parcel ID: R184071

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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 JANET L. GEORGE aka JANET L. BIDEGARY, a married woman, as Grantor(s), and LAWRENCE L. GEORGE and JANET L. GEORGE, husband and wife, as Grantee(s).

Dated this 22 of October, 2018
Janet L. George
AKA Janet L. Bidegary
JANET L. GEORGE
AKA JANET L. BIDEGARY

State of Oregon ss.
County of Clatsop

On the 22 day of October, 2018, personally appeared before me the above-named JANET L. GEORGE aka JANET L. BIDEGARY, who declared the foregoing instrument to be her voluntary act and deed.

Marla Michele Hanlon-Abeita
Notary Public - State of Oregon

