

Tru-line
Returned at Counter

After recording return to:
Sandra Waldron
6345 Simmers Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent
to the following address:

Sandra Waldron
6345 Simmers Avenue
Klamath Falls, OR 97603

This space reserved for recorder's use

2018-013504
Klamath County, Oregon



11/06/2018 09:13:49 AM

Fee: \$82.00

**STATUTORY
BARGAIN AND SALE DEED**

I, Julie M. Jackson, Grantor, conveys to, Sandra R. Waldron, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF "LAND PARTITION 19-99", SITUATED IN THE SE1/4 NW1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2 OF LAND PARTITION 19-99; THENCE N89°09'53"E, ALONG THE SOUTH LINE OF SAID PARCEL 2, 16.30 FEET; THENCE LEAVING SAID SOUTH LINE, N00°10'00"E 50.00 FEET; THENCE N89°50'00"W 14.30 FEET; THENCE N00°10'00"E 59.77 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2; THENCE S89°09'53"W 2.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE S00°10'00"W 110.02 FEET TO THE POINT OF BEGINNING, CONTAINING 937 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE SAID PLAT OF "LAND PARTITION 19-99", ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

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.

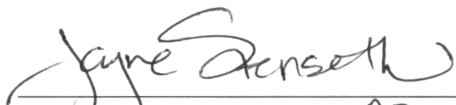
The true consideration for this conveyance is \$0 (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 08-18".

Dated this 29 day of October, 2018.


Julie M. Jackson

State of AZ }
County of MARICOPA } ss

This instrument was acknowledged before me on this 29TH day of OCTOBER, 2018 by
Julie M. Jackson.


Notary Public for the State of ARIZONA
My commission expires: 9/16/22

