

Returned at Counter

After recording return to:  
**Bradford & Susan Aspell**  
2309 Linda Vista Drive  
Klamath Falls, OR 97601

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

**Bradford & Susan Aspell**  
2309 Linda Vista Drive  
Klamath Falls, OR 97601

**2019-000290**  
Klamath County, Oregon



01/10/2019 03:39:31 PM

Fee: \$82.00

**STATUTORY  
BARGAIN AND SALE DEED**

We, Jerry Molatore and Yvette Molatore, as Tenants by the Entirety, Grantor, conveys to, Bradford J. Aspell and Susan E. Aspell, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND BEING A PORTION OF LOT 3 IN BLOCK 2 OF "FIRST ADDITION TO LOMA LINDA HEIGHTS", SITUATED IN THE NW1/4 SE1/4 OF SECTION 28, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N88°51'05"E, ALONG THE NORTH LINE OF SAID LOT 3, 2.00 FEET; THENCE LEAVING THE SAID NORTH LINE, S01°45'30"E 44.87 FEET; THENCE S03°19'18"E 76.19 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 3 BEARS S89°09'05"W 6.00 FEET; THENCE S89°09'05"W 6.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°50'55"W 120.98 FEET TO THE POINT OF BEGINNING, CONTAINING 437 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "FIRST ADDITION TO LOMA LINDA HEIGHTS", 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 03-18".

Dated this 4<sup>th</sup> day of January, 2019.

Jerry Molatore

Yvette Molatore

State of Oregon }  
County of Klamath } ss

This instrument was acknowledged before me on this 4<sup>th</sup> day of January, 2019 by  
Jerry Molatore and Yvette Molatore.

Sandra Hoskins  
Notary Public for the State of Oregon  
My commission expires: 5-14-2021

