

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2019-003311**

Klamath County, Oregon



00238034201900033110030037

03/26/2019 09:46:51 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:  
ETHAN EARL BALL-YANKEY  
113 PARKER DR  
MANHATTAN, Kansas 66502

MAIL TAX STATEMENTS TO:  
ETHAN EARL BALL-YANKEY  
113 PARKER DR  
MANHATTAN, Kansas 66502

---

## **BARGAIN AND SALE DEED WITHOUT COVENANTS**

THE GRANTOR(S),

- LINDA BOSHART, a married woman,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- ETHAN EARL BALL-YANKEY, 113 PARKER DR, MANHATTAN, RILEY County, Kansas, 66502,
- LINDA SEATON BOSHART, 4604 ANDREWS HWY, MIDLAND, MIDLAND County, Texas, 79703,

as joint tenants with rights of survivorship, the following described real estate, situated in ACCOUNT#R263896, in the County of KLAMATH COUNTY, State of Oregon:

(legal description): KLAMATH FOREST ESTATES 1ST ADDITION, BLOCK 30, LOT 24 ACRES; MAP: R-3510-022C0-04800-000 CODE: 072

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: KLAMATH FOREST ESTATES 1ST ADDITION, BLOCK 30, LOT 24 ACRES; MAP: R-3510-022C0-04800-000 CODE: 072

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. 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.

**Grantor Signatures:**

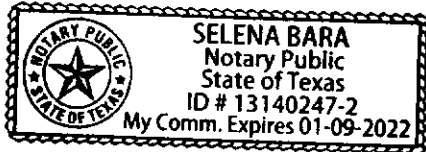
DATED: 3/19/2019

Linda Boshart

LINDA BOSHART, a married woman  
4604 Andrews Hwy  
MIDLAND, Texas, 79703

STATE OF TEXAS, COUNTY OF MIDLAND, ss:

This instrument was acknowledged before me on this 19<sup>th</sup> day of March,  
2019 by LINDA BOSHART, a married woman



A handwritten signature of the Notary Public, Selena Bara, written over a horizontal line.

Notary Public

Signature of person taking acknowledgment

Financial Serv. Rep.

Title (and Rank)

My commission expires 01-09-2022