



00241047201900058430020029

05/24/2019 01:07:12 PM

Fee: \$87.00

Leanna I Rochelle
 4677 Crosby Avenue
 Klamath Falls, OR 97603

Grantor's Name and Address

Leanna I Rochelle & James Yewchuk
 4677 Crosby Avenue
 Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
 Leanna I Rochelle
 4677 Crosby Avenue
 Klamath Falls, OR 97603

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

Same

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Leanna I. Rochelle**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Leanna I. Rochelle and James Yewchuk, with right of survivorship,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

A portion of the NE1/4 SW1/4 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 from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, South 0°13' West a distance of 30 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence South 89°53' West along said Southerly right of way line of said Highway, a distance of 695.5 feet to a point; thence South 0°13' West a distance of 200 feet to a point; thence South 89°53' West a distance of 84 feet to the Northeast corner of the property herein to be described, being the true point of beginning; thence continuing South 89°53' West a distance of 66 feet to the Northwest corner of said tract; thence South 0°13' West a distance of 100 feet to the Southwest corner of said tract; thence North 89°53' East 66 feet to the Southeast corner thereof; thence North 0°13' East a distance of 100 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Estate Planning
 However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 24 day of May, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Leanna I. Rochelle
Leanna I. Rochelle

State of Oregon } ss
County of Klamath }

On this 24th day of May, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Leanna I. Rochelle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Howard
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 10-19-19

