

received at Counter  
John McKinney

After recording return to:  
Bradley S. Mortenson  
6306 Willmott Ave,  
Klamath Falls, OR 97603

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

No change

2019-011553

Klamath County, Oregon



00248094201900115530010016

10/04/2019 08:39:46 AM

Fee: \$82.00

**STATUTORY  
BARGAIN AND SALE DEED**

**Bradley S. Mortenson and Molly Mortenson, as Tenants by the Entirety Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bradley S. Mortenson and Molly Mortenson, as Tenants by the Entirety, Grantee, and unto grantee's heirs, successors and assigns, all of that certain property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, Oregon, described as follows. to-wit:**

Lot 13, Tract 1315, WOODWORTH PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion described as follows: Beginning at the Southwest corner of Tract 1315-Woodworth Park, said point also marking the southwest corner of said Lot 13; thence along the westerly boundary of said Tract 1315- Woodworth Park North 00°07'08 West 90.00 feet; thence leaving said westerly boundary North 89°39'05" East 78.88 feet; thence South 41°00'53" West 119.91 feet to the point of beginning

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 \$ pursuant to Lot line adjustment PLA 6-12 (Here comply with the requirements of ORS 93.030).

Dated: 10/3, 2019.

Bradley S. Mortenson,

Molly Mortenson,

STATE OF OREGON, County of Klamath

This instrument was acknowledge before me on 10 3, 2019,

By Bradley S. Mortenson and Molly Mortenson,

Notary Public for Oregon

My commission expires

June 12, 2020

