

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-011617

Klamath County, Oregon



00248169201900116170010019

10/07/2019 11:08:44 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Gloria Buchanan
PO Box 545 Bly OR 97622
Grantor's Name and Address

Terry & Nan Maddock
PO Box 120
Bly OR 97622
Grantee's Name and Address

After recording, return to (Name and Address):

Terry & Nan Maddock
PO Box 120 Bly OR
97622

Until requested otherwise, send all tax statements to (Name and Address):

Terry & Nan Maddock
PO Box 120
Bly OR 97622

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gloria Buchanan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Terry & Nan Maddock

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 Klamath County, State of Oregon, described as follows (legal description of property): 61315 Walker St. Bly OR 97622

PARCEL NO. 1: Beginning at a point which bears South 1°13' West 166.5 feet and South 88°20' East 170 feet from the Southwest corner of Lot 2, Block 7, Bly, Klamath County, Oregon, from said point of beginning run North 1°13' East along the Easterly line of the property heretofore conveyed to Fisher 150 feet; thence parallel with the Southerly line of Edsall Street South 88°20' East 50 feet; thence South 1°13' West 150 feet to the Northerly line of Ager Street; thence along the Northerly line of Ager Street North 88°20' West 50 feet, more or less, to the point of beginning, being a portion of Lots 1 and 2 of Section 3, T. 37 S., R. 14 E., W.M.

PARCEL NO. 2: Beginning at a point on the Southerly line of Edsall Street, Bly, Klamath County, Oregon, which is South 88°47' East 170 feet from the Southeast corner of Edsall and Edler Streets; thence parallel with Edler Street South 1°13' West 100 feet; thence parallel with Edsall Street South 88°47' East 50 feet; thence North 1°13' East 100 feet, more or less, to the Southerly line of Edsall Street; thence along the Southerly line of Edsall Street North 88°47' West 50 feet to the point of beginning, being a portion of Lot 2, Section 3, T. 37 S., R. 14 E., W.M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6000. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on Oct 6, 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Gloria Buchanan

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Oct 6, 2019
by Gloria Buchanan

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Donna M. Kness
Notary Public for Oregon

My commission expires JAN 30/2021