

2019-011647

Klamath County, Oregon

RECORDING REQUESTED BY:
Monica L. Wellington and Kurt J. Malmadal

GRANTOR'S NAME:
Monica L. Wellington and Kurt J. Malmadal

GRANTEE'S NAME:
Monica L. Wellington and Kurt J. Malmadal

AFTER RECORDING RETURN TO:
Monica L. Wellington and Kurt J. Malmadal
38657 NW Harrison Rd
Banks, OR 97106

SEND TAX STATEMENTS TO:
Monica L. Wellington and Kurt J. Malmadal
38657 NW Harrison Rd
Banks, OR 97106

354 Kaehn Rd, Crescent Lake, OR 97733



00248207201900116470020027

10/07/2019 02:26:17 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Monica L. Wellington and Kurt J. Malmadal, Grantor, conveys to Monica L. Wellington and Kurt J. Malmadal, As Joint Tenants with Rights of Survivorship., Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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 undersigned have executed this document on the date(s) set forth below.

Dated: Oct-3, 2019

Monica L. Wellington
Monica L. Wellington

Kurt J. Malmadal
Kurt J. Malmadal

State of Oregon
County of Washington

This instrument was acknowledged before me on 10/3/19 by
Monica Wellington & Kurt Malmadal

[Signature]
Notary Public - State of Oregon

My Commission Expires: 4/28/20

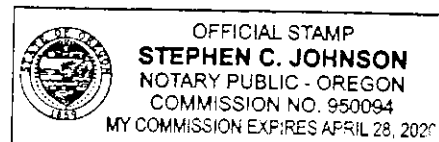


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Minor Partition 52-82 being a tract of land situated in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the South 1/4 corner of said Section 36 bears North 89°15' West 167.70 feet; South 89°15' West, 335.7 feet and South 00°32' West 881.61 feet; thence North 00°32' East 125.00 feet to a point on the South line of Kaehn Road; thence South 89°15' East, along said South line, 65.20 feet; thence South 00°32' West, 125.00 feet; thence North 89°15' West, 65.20 feet to the point of beginning, with bearings and distances based on the final map of said "Minor Partition 52-82".