

2020-002470

Klamath County, Oregon

02/28/2020 12:40:36 PM

Fee: \$92.00

After Recording, Return to:

Mortgage Information Services, Inc.
Attn: Recording Dept.
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

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

Davida L. Croy
402 N. Grant St.
Merrill, OR 97633

MIS#1757782

BARGAIN AND SALE DEED

Davida L. Croy, surviving spouse of Carl E. Croy, who died on November 26, 2017, Grantor, of 402 N. Grant St., Merrill, OR 97633, conveys, releases and quitclaims to Davida L. Croy, an unmarried woman, Grantee, of 402 N. Grant St., Merrill, OR 97633, all right, title, and interest in the following described real property:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO CHANGE MARITAL STATUS FOR NO CONSIDERATION.

Commonly known as: 402 N. Grant St., Merrill, OR 97633

Tax Account No.: R-4110-002DC-00800-000

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 \$ 0.00. Other value was the whole consideration.

Dated this 19th day of Feb 2020 (DEC)
~~January, 2020.~~

Davida L. Croy
Davida L. Croy

STATE OF OREGON)
) SS:
COUNTY OF KLAMATH)

This Instrument was acknowledged before me on this 19th day of Feb 2020 (DEC)
~~January, 2020~~ by Davida L. Croy.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/2/21



Commitment No 1757782

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SW 1/4 SE 1/4 OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, INCLUDING A PORTION OF BLOCK 4, HODGES ADDITION TO MERRILL, IN KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 2, 1319.80 FEET; THENCE NORTH 02° 09' 02" WEST 1315.72 FEET; THENCE NORTH 89° 57' 50" WEST 327.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 4 OF HODGES ADDITION; THENCE SOUTH 00° 30' 20" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF GRANT STREET 60.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 30' 20" EAST ALONG SAID RIGHT OF WAY LINE 112.57 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 89° 54' 40" WEST 85.00 FEET; THENCE NORTH 00° 30' 20" WEST 112.49 FEET; THENCE SOUTH 89° 57' 50" EAST 85.00 FEET TO THE TRUE POINT OF BEGINNING.

Parcel ID: R122156

Commonly known as 402 N GRANT Street, Merrill, OR 97633
However, by showing this address no additional coverage is provided