

2020-002478

Klamath County, Oregon

SEND TAX STATEMENTS TO:

Travis R. Jelden and Danielle R. Jelden
22221 Gap Rd., Harrisburg, OR 97446

AFTER RECORDING, RETURN TO:

Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302



00255293202000024780010018

02/28/2020 01:01:19 PM

Fee: \$82.00

The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

DANIELLE RENE POWELL, nka DANIELLE R. JELDEN, Grantor

Conveys to

TRAVIS R. JELDEN and DANIELLE R. JELDEN, husband and wife, Grantee

All of Grantor's interest in the following described real property situated in Klamath County, State of Oregon, commonly known 148450 Ahern Dr., La Pine, OR 97739-9073; Tax Acct No. 132289 and more specifically described as:

That portion of the N ½ of SW ¼ of NE ¼ and that portion of the N 0.6 (6/10ths) of SE ¼ of SW ¼ of NE ¼, lying Westerly of the line running from the Northeast corner of the N ½ of SW ¼ of NE ¼ in a direct line to the Southwest corner of the North 0.6 (6/10ths) of SE ¼ of SW ¼ of NE ¼ all in Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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.

Dated: February 21, 2020

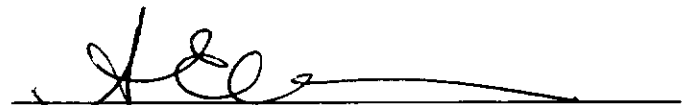
Grantor


DANIELLE RENE POWELL, nka DANIELLE R. JELDEN

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on February 21, 2020, DANIELLE RENE POWELL, nka DANIELLE R. JELDEN and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission Expires on: June 26, 2021