

2020-004569

Klamath County, Oregon

04/09/2020 02:47:43 PM

Fee: \$92.00

Prepared By:


Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

Until a Change is Requested,

Mail Tax Statements To:

Staci R. Keeler
6208 Hilyard Avenue
Klamath Falls, OR 97603

Return To: Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024


Order Number:
114360009390

STATUTORY BARGAIN AND SALE DEED

TYLER J. KEELER and STACI R. KEELER, an unmarried woman, Grantors, convey to **STACI R. KEELER**, an unmarried woman, Grantee, the following-described real property located in Klamath County, Oregon:

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 NE1/4 NW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/16 CORNER COMMON TO SECTIONS 1 AND 12 AS SHOWN ON THE RECORDED PLAT OF VALLEY VIEW SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 12, 126.9 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 13' EAST 269.4 FEET TO THE CENTERLINE OF THE ENTERPRISE IRRIGATION CANAL; THENCE EASTERLY AND NORTHERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 12; THENCE WESTERLY 70 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING WITHIN THE RIGHT OF WAY OF HILYARD AVENUE.

Commonly known as: 6208 Hilyard Avenue, Klamath Falls, OR 97603

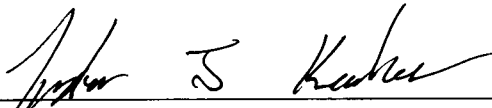
Parcel ID: 3909-012BA-00300

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Stipulated General Judgment dated March 6, 2020 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 19DR13893.

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 this 1st of April, 20 20.

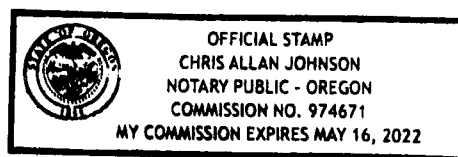
GRANTOR (1 of 2)


TYLER J. KEELER

State of Oregon)
County of Klamath) ss.

On the 1 day of April, 20 20, personally appeared before me the above-named **TYLER J. KEELER**, who declared the foregoing instrument to be his voluntary act and deed.


Notary Public – State of Oregon



Dated this 1 of April, 20 20.

GRANTOR (2 of 2)

Staci R. Keeler
STACI R. KEELER

State of Oregon)
County of Klamath) ss.

On the 1 day of April, 20 20, personally appeared before me the above-named **STACI R. KEELER**, who declared the foregoing instrument to be her voluntary act and deed.

[Signature]
Notary Public – State of Oregon

