

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2020-005217

Klamath County, Oregon



00258271202000052170020024

04/23/2020 02:05:36 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Audrey Diane Ivie

Grantor's Name and Address

Audrey Diane Ivie
Stacy Lynn Peterson

Grantee's Name and Address

After recording, return to (Name and Address):

Audrey Diane Ivie
4935 Gettle St.
KFO 97603

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

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Audrey Diane Ivie

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

Audrey Diane Ivie and Stacy Lynn Peterson, with Rights of Survivorship,

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):

See attached exhibit (A)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~Five~~ Five Planning. ^① 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.~~ ^① (The sentence between the symbols ^①, 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 April 22, 2020; 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.

Audrey Diane Ivie

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

by Audrey Diane Ivie

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
STACY MARIE HOWARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 992237
MY COMMISSION EXPIRES OCTOBER 01, 2023

Notary Public for Oregon

My commission expires

10-1-23

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of Lot 51, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence North 0° 47' 30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description; thence continuing North 0° 47' 30" West 30 feet to a point; thence South 89° 33' East 140 feet, to a point; thence North 0° 47' 30" West 200 feet to a point; thence North 89° 33' West 140 feet to a point on the East line of Gettle Street; thence North 0° 47' 30" West along said East line of Gettle Street 139.7 feet to a point; thence North 79° 12' 30" East 101.5 feet to a point; thence North 69° 31' 20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28° 27' 30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89° 36' 30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning.

EXCEPTING THEREFROM a parcel of land situate in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of Lot 51, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence North 0° 47' 30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description thence continuing North 0° 47' 30" West 30 feet to a point; thence South 89° 33' East 140 feet, to a point; thence North 0° 47' 30" West 200 feet to a point; thence North 00° 53' 13" West 174.46 feet to a point thence North 69° 31' 20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28° 27' 30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89° 36' 30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning.

Also known as Parcel 2 of Minor Land Partition 19-91.