

Joseph Mantua
Returned at Counter

2020-006789

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Joseph R. Mantua 3920 Twin Pines Lanes Klamath Falls, OR 97603
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06/03/2020 09:28:01 AM

Fee: \$92.00

-BARGAIN AND SALE DEED-

Joseph R. Mantua and Nora Lomax, as Tenants by the Entirety, Grantors, whose addresses are 3920 Twin Pines Lanes, Klamath Falls, OR 97603 and 3900 Twin Pines Lanes, Klamath Falls, OR 97603, respectively, convey to Joseph R. Mantua, Grantee, whose address is 3920 Twin Pines Lanes, Klamath Falls, OR 97603, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is fulfillment of contract (Dissolution of Marriage).

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

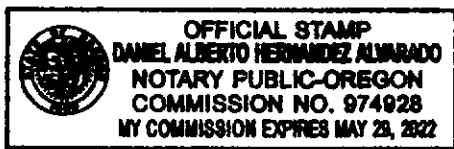
DATED this 19 day of May, 2020.

Joseph R. Mantua
Joseph R. Mantua
Nora Lomax
Nora Lomax

*****Notaries Follow*****

STATE OF OREGON)
) ss.
County of Klamath)

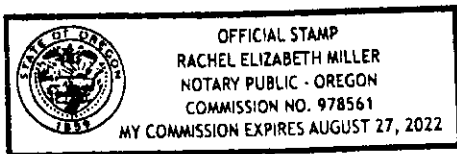
Personally appeared before me this 20th day of May 2020,
2020, the above-named Joseph R. Mantua and acknowledged the
foregoing instrument to be his voluntary act.



Daniel Alberto Hernandez Alvarado
Notary Public for Oregon
My Commission expires: May 29, 2022

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19 day of May,
2020, the above-named Nora Lomax and acknowledged the foregoing
instrument to be her voluntary act.



Rachel E Miller
Notary Public for Oregon
My Commission expires: 8/27/2022

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon: The North 224 feet as measured parallel with the North line thereof, of the following described parcel, to wit: A parcel of land called 2A (see R.O.S. #1010) located in the W1/2 of the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1/2" iron pin located South 0°21' West (449.17 feet) from the center West 1/16 corner of Section 9; thence South 89°20-1/2' East (327.85 feet) more or less to the Northwest corner of that parcel conveyed to Donald Dunn et al, by deed recorded in Volume M75 page 9214, deed records of Klamath County, Oregon; thence South 0°16-1/2' West (447.85 feet) to a point; thence North 89°34' West (328.50 feet) to a 1/2" iron pin; thence North 0°21' East (449.17 feet) to the point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities upon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit: A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE1/4SW1/4 Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°07' East 327.2 feet; thence South 0°16' West 1343.58 feet to the South line of said NE1/4SW1/4 of said Section 9.

EXCEPTING therefrom that portion described in Volume 2009 at page 010661 and Klamath County Circuit Court Case File 0401868CV