

**RECORDING COVER SHEET**

ORS 205.234



00260495202000072280040049

06/12/2020 11:47:39 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

This document is being re-recorded at the request of Loretta F. Langley to correct legal description as previously recorded in 2020-006909

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Loretta F. LangleyAddress: 4750 Homedale RoadCity, ST Zip: Klamath Falls, OR 97603**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Seller; for Mortgages/Liens list Borrower/DebtorGrantor Name: Andrew J. Self

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/CreditorGrantee Name: Loretta F. Langley

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title,**  
the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:**

Name: Loretta F. LangleyAddress: 4750 Homedale RoadCity, ST Zip: Klamath Falls, OR 97603**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying  
or contracting to convey fee title or any memorandum  
of such instrument:\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that  
could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

Returned at Counter

2020-006909

Klamath County, Oregon



00260136202000069090020026

06/05/2020 10:09:57 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

ANDREW J SELF

Grantor's Name and Address  
LORETTA F LANGLEY

4750 HOMEDALE RD

Klamath Falls OR 97603  
Grantee's Name and Address

After recording, return to (Name and Address):

LORETTA F LANGLEY

4750 HOMEDALE RD

Klamath Falls OR 97603

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

LORETTA F LANGLEY

4750 HOMEDALE RD

Klamath Falls OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ANDREW J SELF

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

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):

PLEASE 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 \$0.00. 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. (The sentence between the symbols  $\Phi$ , 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 \_\_\_\_\_; 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 195.306 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, AS 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 195.306 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.

Andrew J Self  
ANDREW J SELF

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 4, 2020  
by Andrew J Self

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Karen Burg  
Notary Public for Oregon

My commission expires January 17, 2021

Returned at Counter

Exhibit A

A parcel of land situated in Lot 11, Block 1, "Subdivision of Blocks 2B & 3, HOMEDALE", in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Southwest corner of said Lot 11; thence North 00° 20' East along the West line of said Lot 11 and the East line of Homedale Road a distance of 89.10 feet to a 5/8 inch iron pin; thence South 88° 21' 30" East a distance of 38.20 feet to a 6/8 inch iron pin on the Northerly line of said Lot 11; thence South 62° 03' East along the Northerly line of said Lot 11 a distance of 154.80 feet, more or less, to a 5/8 inch iron pin that is North 62° 03' West a distance of 260.00 feet from the Northeast corner of said Lot 11; thence South 16° 51' West a distance of 104.20 feet to a one-inch pipe on the Southerly line of said Lot 11 as said line is shown on the official subdivision plat, said point being North 59° 53' West a distance of 308.00 feet from the Southeast corner of said Lot 11; thence North 39° 53' West along said Southerly line of Lot 11 a distance of 167.94 feet (Record plat distance is 167.80 feet) to the point of beginning.

EXCEPTING THEREFROM the Southwesterly 5 feet taken for widening of Leland Drive in Ordinance recorded July 1, 1965 in Book 242 at Page 561, Deed Records of Klamath County, Oregon.

## EXHIBIT "A"

Lot 14, Block 3, Eastmount, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.