

After recording return to:

Joyce A. Wagner
2505 Yonna Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Joyce A. Wagner
2505 Yonna Street
Klamath Falls, OR 97601



00261520202000081120010010

07/02/2020 11:48:33 AM

Fee: \$82.00

**STATUTORY
BARGAIN AND SALE DEED**

Bonnie L. Wellington, Grantor, conveys to

Joyce A. Wagner, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND, BEING A PORTION OF LOT 8, BLOCK 13 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, SITUATED IN THE SE1/4 SW1/4 OF SECTION 19, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID LOT 8 BEARS N00°00'38"W 7.19 FEET AND N89°59'22"E 19.00 FEET; THENCE S86°34'52"E 15.29 FEET; THENCE S02°14'03"E 59.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE ALONG THE SAID SOUTH LINE S89°59'22"W 17.57 FEET; THENCE N00°00'38"W 60.38 FEET TO THE POINT OF BEGINNING, CONTAINING 983 SQUARE FEET, MORE OR LESS WITH BEARINGS BASED ON RECORD OF SURVEY # 2510 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 08-20".

Dated this 2 day of July, 2020.

Bonnie L. Wellington
Bonnie L. Wellington

STATE OF OREGON ss
COUNTY OF Klamath

This instrument was acknowledged before me on July 2, 2020
by Bonnie L. Wellington.



[Signature]
Notary Public for the State of Oregon
My commission expires: 4-7-23