

2020-008924

Klamath County, Oregon



00262443202000089240020027

07/21/2020 01:08:35 PM

Fee: \$87.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Ayesha Bowen, Alizsha Bowen
Arballo, Benjamin Bowen Arballo, Jr.,
Valerie Bowen, Jamie Noble, Francis
Arballo Noble
P.O. Box 862
Chiloquin, OR 97624

Grantor:

Leonard L. Harty
P.O. Box 338
Chiloquin, OR 97624

Grantees:

Ayesha Bowen, Alizsha Bowen Arballo
Benjamin Bowen Arballo, Jr., Valerie Bowen,
Jamie Noble, Francis Arballo Noble, Kristina Noble
P.O. Box 862
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Leonard L. Harty, Grantor, conveys to Ayesha Bowen, Alizsha Bowen Arballo, Benjamin Bowen Arballo, Jr., Valerie Bowen, Jamie Noble, Francis Arballo Noble and Kristina Noble, not as tenants in common, but with full rights of survivorship, Grantees, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.


Map Tax Lot: 3511-01000-00300-000

APN: 274802

The true and actual consideration for this transfer is \$15,000.00.

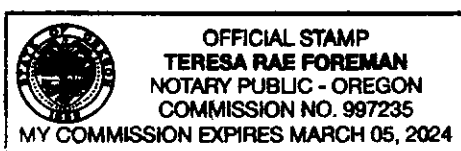
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 17 day of July, 2020.


Leonard L. Harty, Grantor

STATE OF OREGON)
)
County of Klamath) ss.

Personally appeared before me this 17 day of July, 2020, the above-named Leonard L. Harty, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



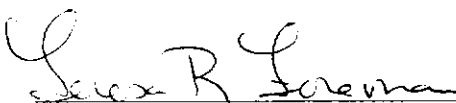

Notary Public for Oregon
My Commission expires: Mar 05, 2024

EXHIBIT 'A'

R-3511-01000-00300-000

Real property in the County of Klamath, State of Oregon, described as follows:

The NE1/4 of the NW1/4 of said Section 10, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Also, a parcel of land situated in the NW1/4 of the NE1/4 more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 of the NE1/4 of Section 10; thence North 0° 49' 12" East along the East boundary of the NW1/4 of the NE1/4, 663.28 feet, more or less to the most Southerly Southeast corner of a tract of land described in Volume M79 Page 695, records of Klamath County, Oregon; thence North 88° 48' 24" West along the Southerly boundary of said tract, 1320.18 feet to the North-South centerline of Section 10; thence South 0° 51' 44" West along said centerline to a point North 0° 51' 44" East 480.00 feet from the Southeast corner of the SE1/4 of the NW1/4 of said Section 10; said point also being the most Northerly Northwest corner of a tract of land described in Volume M78 Page 9184, records of Klamath County, Oregon; thence South 89° 08' 16" East, 865.00 feet; thence North 29° 22' 48" East, 954.34 feet to the point of beginning.

Tax Parcel Number: R274802