

Thu-Line  
Returned at Counter

After recording return to:

William J. Heiney & Rhonda M. Heiney  
1420 Wade Circle  
Klamath Falls, OR 97601

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

William J. Heiney & Rhonda M. Heiney  
1420 Wade Circle  
Klamath Falls, OR 97601

2020-010160  
Klamath County, Oregon



08/14/2020 10:06:34 AM

Fee: \$82.00

STATUTORY  
BARGAIN AND SALE DEED

Mark E. Chadderdon and Joyce L. Chadderdon, as Tenants by the Entirety, Grantor, conveys to

William J. Heiney and Rhonda M. Heiney, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A tract of land, being a portion of Lot 2, Block 1 of Tract 1263 – Quail Ridge Subdivision, being situated in the NE1/4 SE1/4 of Section 20, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2, Block 1 of Tract 1263-Quail Ridge Subdivision; thence, along the West boundary of said Lot 2, S02°35'42"E 15.00 feet; thence leaving said West boundary N87°24'12"E 109.00 feet to a point on the East boundary of said Lot 2; thence along the said East boundary N02°35'42"W 15.00 feet to the Northeast corner of said Lot 2; thence along the North boundary of said Lot 2, S87°24'12"W 109.00 feet to the point of beginning, containing 0.04 acres more or less and with bearings based on said Tract 1263-Quail Ridge Subdivision.

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 07-20".

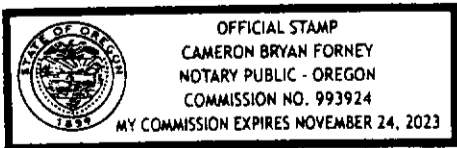
Dated this 13 day of August, 2020.

Mark E. Chadderdon

Joyce L. Chadderdon

STATE OF OREGON ss  
COUNTY OF KLAMATH

This instrument was acknowledged before me on August 13, 2020  
by Mark E. Chadderdon and Joyce L. Chadderdon



Notary Public for the State of Oregon  
My commission expires: 11/24/23