

2020-015326

Klamath County, Oregon

11/23/2020 03:49:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Dan Eller  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Avenue, Suite 1700  
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO:  
No change

**STATUTORY BARGAIN AND SALE DEED  
(Oregon)**

**CHRISTINE FAY** and **MARK FAY**, as tenants by the entirety (collectively, "Grantor"), convey to **MALLARD LANE PROPERTIES, LLC**, an Oregon limited liability company ("Grantee"), the following described real property:

The real property described on Exhibit "A" attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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 November 16, 2020.

**GRANTOR:**

  
CHRISTINE FAY

  
MARK FAY

[Notarial acknowledgement on following page]



STATE OF OREGON                     )  
  )  
County of Klamath                     ) ss.

This record was acknowledged before me this 16<sup>th</sup> day of November, 2020, by  
CHRISTINE FAY and MARK FAY.

Tracy Hudson  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 06/20/2023

## **EXHIBIT A**

### **Legal Description of Property**

#### **PARCEL 1:**

Parcel 2 of LAND PARTITION 22-92, situated in the SE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

#### **PARCEL 2:**

Parcel 1 of Land Partition 63-97 being Parcel 1 of "Land Partition 22-92", situated in Government Lots 4 and 5 being in the SE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.