

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2021-001573

Klamath County, Oregon



00273338202100015730040047

02/03/2021 02:04:42 PM

Fee: \$97.00

WHEN RECORDED RETURN TO:

Lois

Neal

Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Lois M. Neal

5565 Sunnyside Road

Klamath Falls, Oregon 97601

Returned at Counter

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Pauleen J. Bohm, a single person,

for and in consideration of: \$10.00 grants and releases with covenants to the GRANTEE(S):

- Lois Mae Neal, 5565 Sunnyside Road, Klamath Falls, Klamath County, Oregon, 97601,
the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): ^{PB} ~~B:SEC 12, L:POR S2W2SE4NE4SW4~~

See exhibit A

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: 800

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. 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.

Grantor Signatures:

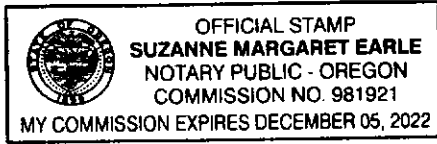
DATED: 2-1-2021



Pauleen J. Bohm
5565 Sunnyside Lane
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 1 day of February,
2021 by Pauleen J. Bohm.



Suzanne Margaret Earle
Notary Public

Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires Dec 5, 2022

Exhibit A

TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S

JOHN HEATON L.S.I.T.

April 20, 2006

Legal Description

A tract of land situated in the NE1/4 SW1/4 of section 12, T39S, R8EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center 1/4 corner of said section 12, said center 1/4 corner based on "DeWitt Home Tracts", according to the official plat thereof on file at the office of the Klamath County Clerk; thence S00°04'00"W, along the West line of said "DeWitt Home Tracts", 990.00 feet; thence, leaving said West line West 328.85 feet to the true point of beginning of this description; thence West 329.42 feet; thence South 337.63 feet; thence N89°31'26"E 329.24 feet; thence N00°02'00"E 334.89 feet to the point of beginning, containing 2.54 acres, more or less, with bearings based on record of survey 3572 on file at the office of the Klamath County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor.

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor.

Dennis A. Ensor O.L.S 2442

Expires 12-31-2007