

2021-001734

Klamath County, Oregon



00273510202100017340030038

02/05/2021 12:43:19 PM

Fee: \$92.00

After recording return to:

Shaun Lamar
9917 E Regency Row
Inverness, FL. 34450

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

Shaun Lamar
9917 E Regency Row
Inverness, FL. 34450

STATUTORY BARGAIN AND SALE DEED

GINA R. STEWARD (nka GINA R. LAMAR), "Grantor" hereby conveys to **Shaun T. Lamar**, "Grantee," Grantor's undivided one-half interest in and to the following real property, free of encumbrances except for matters of public record:

See attached Exhibit "A"

The true consideration for this conveyance is Ten Dollars (\$10).

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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

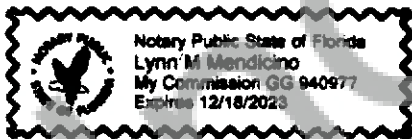
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of February, 2021.

Gina R. Steward
nka Gina R. Lamar
GINA R. STEWARD,
nka GINA R. LAMAR

STATE OF FLORIDA)
) ss.
County of Citrus)

This instrument was acknowledged before me on this 2 of February, 2021, by
GINA R. STEWARD nka GINA R. LAMAR.



Lynn M. Mendicino
Notary Public
My Commission Expires: 12/18/2023

Exhibit A

A tract of land located in the NW 1/4 of the NW 1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section; thence South 200 feet to the Northwest corner of that tract of land described in deed to Edward A. Peterson, et ux., in Deed Volume 289 on Page 457; thence East along the North line thereof a distance of 568 feet, more or less, to the Northeast corner of above described parcel; thence North parallel to the West line of Section 19 approximately 200 feet to the North line of Section 19; thence Westerly approximately 568 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion lying within the boundaries of The Dalles California Highway.