

2021-001805

Klamath County, Oregon

02/08/2021 08:22:01 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Amrock

662 Woodward Avenue

Detroit, MI 48226

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

MATTHEW L.E. SIZER, a married man

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

MATTHEW L.E. SIZER and COURTNEY SIZER, husband and wife

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Matthew L.E. Sizer and Courtney Sizer

4581 44th Street S

Fargo, ND 58104

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL(If applicable) ☐ PARTIAL**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____****TO CORRECT _____**PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Matthew L.E. Sizer and Courtney Sizer
4581 44th Street S
Fargo, ND 58104

Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
67853377

STATUTORY BARGAIN AND SALE DEED

MATTHEW L.E. SIZER, a married man, Grantor, conveys to **MATTHEW L.E. SIZER** and **COURTNEY SIZER**, husband and wife, Grantees, the following-described real property located in Klamath County, Oregon:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES SOUTH ALONG THE CENTER LINE OF SUMMERS LANE, WHICH IS THE WEST LINE OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, A DISTANCE OF 331.4 FEET, AND SOUTH 89° 48' EAST A DISTANCE OF 275.5 FEET FROM THE IRON PIN IN THE CENTER OF SUMMERS LANE WHICH MARKS THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE; SOUTH PARALLEL TO THE CENTER LINE OF SUMMERS LANE, WHICH IS ALSO THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 331.4 FEET TO AN IRON PIN; THENCE SOUTH 89° 48' EAST A DISTANCE OF 67 FEET TO AN IRON PIN; THENCE NORTH PARALLEL TO THE CENTER LINE OF SUMMERS LANE A DISTANCE OF 331.4 FEET TO AN IRON PIN; THENCE NORTH 89° 48' WEST A DISTANCE OF 67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE NW1/4 NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, TO AND FROM THE ABOVE DESCRIBED LANDS, OVER AND ACROSS THAT CERTAIN 30-FOOT ROADWAY OVER THE LANDS FORMERLY OWNED BY CARL TUCKER AND HELEN E. TUCKER, AND EXTENDING FROM SUMMERS LANE TO THE LANDS ABOVE DESCRIBED; ALSO PERPETUAL EASEMENT FOR AN IRRIGATION DITCH ACROSS THE SAID FORMER TUCKER LANDS AND ADJOINING THE ABOVE DESCRIBED LANDS, AND EXTENDING FROM THE EASTERLY LINE THEREOF TO THE LANDS ABOVE DESCRIBED, SAID EASEMENTS BEING MORE FULLY DESCRIBED IN DEED RECORDED MAY 22, 1941 IN VOLUME 138, PAGE 163, DEED RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THE NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON; EXCEPTING THEREFROM THE FOLLOWING PORTIONS THEREOF:

THOSE PORTIONS CONVEYED TO NOEL A. TURNER AND MARGARET TURNER, HIS WIFE, BY DEED RECORDED JULY 22, 1930 IN VOLUME 90 AT PAGE 475; BY DEED RECORDED JULY 24, 1930 IN VOLUME 90 AT PAGE 487; BY DEED RECORDED MAY 22, 1941 IN VOLUME 138 AT PAGE 163; BY DEED RECORDED MAY 22, 1941 IN VOLUME 138 AT PAGE 165; THAT PORTION CONVEYED TO CURTIS W. CRAMER BY DEED RECORDED MAY 27, 1941 IN VOLUME 138 AT PAGE 234; THAT PORTION CONVEYED TO S. J. TUCKER BY DEED RECORDED NOVEMBER 4, 1946 IN VOLUME 198 AT PAGE 63; AND THOSE PORTIONS CONVEYED TO A.M. GIBSON BY DEED RECORDED MAY 17, 1951 IN VOLUME 247 AT PAGE 260, ALL IN THE MICROFILM

RECORDS OF KLAMATH COUNTY, OREGON.

AND EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF EZELL AVENUE.

Commonly known as: 4224 Ezell Avenue, Klamath Falls, OR 97603

Parcel ID: 550898

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

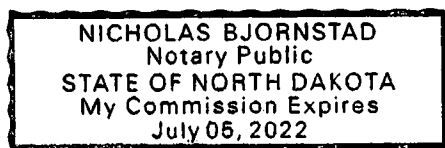
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

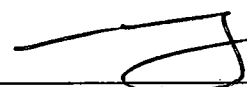
Dated this 25 of July, 20 20.


MATTHEW L.E. SIZER

State of NORTH DAKOTA)
County of CASS) ss.

On the 25 day of July, 20 20, personally appeared before me the above-named **MATTHEW L.E. SIZER**, who declared the foregoing instrument to be his voluntary act and deed.




Notary Public – State of NORTH DAKOTA