



THIS SPACE RESERVED FOR

2021-002268

Klamath County, Oregon

02/12/2021 02:22:01 PM

Fee: \$87.00

Linda M. Mendoza

2830 Greensprings Dr.

Klamath Falls, OR 97601

Grantor's Name and Address

Linda M Mendoza and John L Mendoza

2830 Greensprings Dr

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Linda M Mendoza and John L Mendoza

2830 Greensprings Dr

Klamath Falls, OR 97601

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

Linda M Mendoza and John L Mendoza

2830 Greensprings Dr

Klamath Falls, OR 97601

File No. 423452AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Linda M. Mendoza who acquired title as Linda Michelle Burington,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Linda M Mendoza and John L Mendoza, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A tract of land situated in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the Parcel 1 of Minor Land Partition No. 58-84 as described in Deed Volume M85, Page 7105, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from Recorded Survey No. 589, bears North 51°19'30" West 753.86 feet and North 00°43'00" West 929.1 feet; thence North 51°19'30" West, along the Northeasterly right of way line of said Jackson Avenue, 320.00 feet; thence North 38°40'30" East 560.0 feet to the True Point of Beginning of this description; thence South 51°19'30" East 320.0 feet to a point on the Northwesterly right of way line of said Greensprings Drive; thence North 38°40'30" East, along said right of way line, 315 feet, more or less, to a point from which the Northwest corner of said Section 8, as shown by Recorded Survey No. 589, bears North 89°22'30" West 1138.2 feet and North 00°43'00" West 626.6 feet; thence North 89°22'30" West 406 feet; more or less, to a point that bears North 38°40'30" East from the True Point of Beginning; thence South 38°40'30" West 64 feet, more or less to the True Point of Beginning, with bearings based on said Recorded Survey No. 589.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to clear title.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

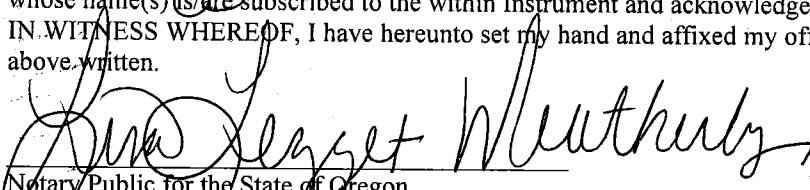
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

In Witness Whereof, the grantor has executed this instrument this 5 day of February, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Linda M Mendoza

State of Oregon } ss
County of Klamath }

On this 5 day of February, 2021, before me, Lisa Legget Weatherby
a Notary Public in and for said state, personally appeared Linda M. Mendoza, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

