



THIS SPACE RESERVED FOR

2021-003386

Klamath County, Oregon

03/05/2021 02:40:01 PM

Fee: \$87.00

Jason B Cox

PO BOX 751

Gilchrist, OR 97737

Grantor's Name and Address

Angela M Cox

PO BOX 751

Gilchrist, OR 97737

Grantee's Name and Address

After recording return to:

Angela M Cox

PO BOX 751

Gilchrist, OR 97737

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

Warren Matti

137321 N Hwy 97,

Crescent, OR 97733

File No. 446690AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Jason B Cox**,

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

Angela M. Cox,

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 parcel of land situate in the SW1/4 NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the original Southwest line of the land of Jim Erikson, being also a corner common to Crescent Heights Subdivision and E.B. Stumbaugh reserved land, a 5/8 inch steel rod, from which the NE/16 corner of said Section 30 bears North 72°52'07" East 481.31 feet; thence along two lines with Crescent Heights Subdivision South 38°58'09" West 100.00 feet to a point, a 5/8 inch steel rod; thence North 77°00'07" West 168.11 feet to a point, a 5/8 inch steel rod along the East right of way line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along said right of way line, North 15°00'13" East 180.00 feet to a point in a paved driveway, a center-punched railroad spike; thence along two lines as agreed between E.B. Stumbaugh and Jim Erikson: South 55°46'32" East 220.94 feet to a point, a 5/8 inch steel rod; South 15°00'13" West, parallel to U.S. Highway 97, 10.00 feet to the point of beginning

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030AC-00500 152943

2409-030AC-00600

2409-030AC-00700

The true and actual consideration paid for this transfer, stated in terms of remove Jason B. Cox interest.



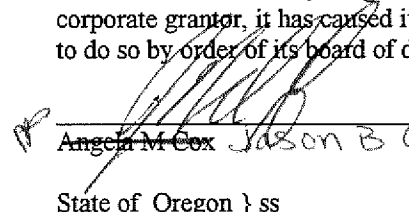
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 March, 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.

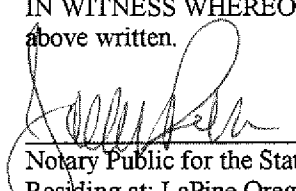


Angela M Cox Jason B Cox

State of Oregon } ss
County of Deschutes }

On this 5 day of March, 2021, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Jason B. Cox, 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: LaPine Oregon
Commission Expires: Sept 23 2024

