

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-004110

Klamath County, Oregon



00276205202100041100030031

03/19/2021 10:24:11 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Terry & Nan Maddock

PO Box 120

Bly OR 97622

Grantor's Name and Address

Terry D & Gayle Nan Maddock

PO Box 120

Bly OR 97622

Grantee's Name and Address

After recording, return to (Name and Address):

Terry D & Gayle Nan Maddock

PO Box 120

Bly OR 97622

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Terry and Nan Maddock

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

Terry D & Gayle Nan Maddock 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 Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 1

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____.

① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on March 18, 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Terry D Maddock

Gayle Nan Maddock

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 18, 2021
by Terry D. Maddock and Gayle Nan Maddock

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Donna M. Kness

Notary Public for Oregon

My commission expires 1/24/2025



OFFICIAL STAMP
DONNA MARIE KNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1008019

MY COMMISSION EXPIRES JANUARY 24, 2025

See Exhibit A

QUITCLAIM DEED

Vol. 11 Page 7408

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY, State of Oregon

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Klamath County School District

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

A parcel of land in the N 1/2 NE 1/4 Section 3, T.37S., R.14E., W.M. being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 7 of Bly, Oregon, a recorded subdivision in Klamath County; thence S.1°13'W., 216.5 feet to the northeast corner of the property described in Vol. 233, Page 249 of Klamath County Deed Records which is the true point of beginning of this description; thence S.1°13'W., along the property described in Vol. 223, Page 249, 50.0 feet to the southeast corner of the property described in Vol. 223, Page 249; thence S.88°47'E., (record S.88°20'E.) 20.0 feet to the southwest corner of the property described in Vol. 241, Page 362; thence N.1°13'E., along the property described in Vol. 241, Page 362, 150.0 feet to the northwest corner; thence S.88°47'E., (record S.88°20'E.) 50.0 feet to the northeast corner of the property described in Vol. 241, Page 362; thence N.1°13'E., 8.25 feet; thence N.88°47'W., (record N.88°20'W.) 50.0 feet; thence S.1°13'W., 8.25 feet; thence N.88°47'W., (record N.88°20'W.) 10.0 feet; thence S.1°13'W., 100.0 feet; thence N.88°47'W., (record N.88°20'W.) 10.0 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 27th day of April, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Lloyd Gift

CHAIRMAN

Raymond P. Thorne

COMMISSIONER

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

April 27, 1977

Personally appeared the above named Lloyd Gift, Chairman; Nell Kuonen, Commissioner; and Raymond P. Thorne, Commissioner

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Virginia Richey

Notary Public for Oregon

My commission expires: Sept. 23, 1980

Notary Public for Oregon

My commission expires:

(SEAL)

Klamath County
Veterans Memorial Bldg.
Klamath Falls, OR 97601

Klamath County School Dist.

After recording return to:

County Office

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 2nd day of MAY, 1977, at 8:35 o'clock AM., and recorded in book 177 on page 7408 or as file/reel number 28900 Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE NONE.

2714-003AB-03700

41561 VOL 123 PG 211 200 211 123

Know all Men by these Presents, that J. E. Britton, a single man, of

Klamath County, State of Oregon,

in consideration of \$100 and no/100 Dollars,

to him, do hereby grant, bargain, sell and convey,

unto said Klamath County School District, its successors

and assigns, all the following bounded and

described real property situated in the county of Klamath,

State of Oregon:

beginning at a point which is north 88 degrees 32 minutes west,

1,556.3 feet and south 1 degree 13 minutes west, 636.5 feet from the

northeast corner of Section three (3) in Township thirty-seven (37), south

of Range fourteen (14), east of the Willamette Meridian; thence, south 88

degrees 30 minutes east, 100 feet; thence, south 1 degree 13 minutes west,

50 feet; thence, north 88 degrees 30 minutes west, 100 feet; thence, north

1 degree 13 minutes east 50 feet to point of beginning, being a portion of

Lot two (2) of Section three (3), in said Township and Range.

Subject to the 1948-49 taxes.



ABSTRACT CO.

together with all and singular

the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and also

in his estate, right, title and interest in and to the same, including dower and claim of

dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Klamath

County School District, its successors,

and assigns forever. And the

grantor, above named do hereby covenant to and with

the above named grantee, its successors and assigns that he is lawfully seized

in fee simple of the above granted premises, that the above granted premises are free from all incum-

brances, except as above mentioned.

and that he and his heirs, executors and administrators,

shall warrant and forever defend the above granted premises, and every part and parcel thereof, against

the lawful claims and demands of all persons whomsoever, except as above mentioned.

IN WITNESS WHEREOF, the grantor, above named, has hereunto set his

hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

Witness my hand and seal, this day of July, 1948.

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Witness my hand and seal, this day of July, 1948.