

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2021-004111

Klamath County, Oregon



00276206202100041110020021

03/19/2021 10:24:49 AM

Fee: \$87.00

Terry D + Gayle N Maddock

PO Box 120

Blk OR 97622

Grantor's Name and Address

Terry D + Gayle Nan Maddock

PO Box 120

Blk OR 97622

Grantee's Name and Address

After recording, return to (Name and Address):

Terry D + Gayle Nan Maddock

PO Box 120

Blk OR 97622

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ~~Terry D + Gayle N Maddock NM~~

~~Terry D. Maddock + Gayle 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 _____ County, State of Oregon, described as follows (legal description of property): ~~Parcel 2~~

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 + 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.

2016-006414
Klamath County, Oregon
06/17/2016 09:38:30 AM
Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Terry D. Maddock and Gayle N. Maddock
PO Box 120
Bly, OR 97622

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

Terry D. Maddock and Gayle N. Maddock
PO Box 120
Bly, OR 97622

File No. 105813AM

3714-23A-B-036C0
R762623

STATUTORY WARRANTY DEED

Klamath Forest Protective Association, an Oregon corporation

Grantor(s), hereby convey and warrant to

Terry D. Maddock and Gayle N. Maddock, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

A parcel of land in the N1/2 NE1/4 Section 3, Township 37 South, Range 14 East of the Willamette Meridian, 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 South 1° 13' West, 116.5 feet to the Northeast corner of the property described in Vol. 122, page 47 of Klamath County Deed Records which is the true point of beginning of this description; thence South 1° 13' West along the property described in Vol. 122, page 47, 100.0 feet to the Southeast corner of the property described in Vol. 122, page 47; thence South 88° 47' East (record South 88° 20' East) 10.0 feet; thence North 1° 13' East 100.0 feet; thence North 88° 47' West (record North 88° 20' West) 10.0 feet to the point of beginning.

PARCEL 2:

Beginning at an iron pipe which is North 89° 52' West 1556.3 feet and South 1° 13' West 556.5 feet from the Northeast corner of Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence South 88° 20' East 100 feet; thence South 1° 13' West 100 feet; thence North 88° 20' West 100 feet and thence North 1° 13' East 100 feet to the point of beginning, being a piece of land 100 feet by 100 feet situated in the Northeast quarter of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$6,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: