

THIS SPACE RESERVED FOR RECORDER'S USE

David M. & Theresa E. Cowan
7647 Libby Rd NE
Olympia, WA 98506
Grantor's Name and Address

2021-005695
Klamath County, Oregon



00277941202100056950020020

04/15/2021 02:02:44 PM

Fee: \$87.00

Jeffery D. & Billi R. Wessel
56946 Hwy 140E
Bly, OR 97622
Grantee's Name and Address

Beth Diane Wessel
2505 Mile St.
Klamath Falls 97603
Grantee's Name and Address

After recording return to:
Jeffery D. & Billi R. Wessel
56946 Hwy 140E
Bly, OR 97622

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

Jeffery D. & Billi R. Wessel
56946 Hwy 140E
Bly, OR 97622

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That *David M & Theresa E. Cowan*

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

Jeffery Dean & Billi Rhae Wessel, husband and wife, and Beth Diane Wessel

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

All of the following described real property situated in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County Oregon, and more particularly described as:

N1/2 N1/2 NW1/4 SW1/4, that portion of the S1/2 NW1/4 SW1/4 LYING North of the Klamath Falls-Lakeview Highway (Highway 140); that portion of the N1/2 N1/2 SW1/4 SW1/4 lying North of the Klamath Falls-Lakeview Highway, N1/2 N1/2 SE1/4 SW1/4, N1/2 S1/2 NW1/4 SE1/4, and S1/2 S1/2 NE1/4 SE1/4, and N1/2 SE1/4 SE1/4, S1/2 S1/2 SE1/4 SE1/4 lying West of Ivory Pine Road.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$64,341.83

87'

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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 23 day of March, 2021.

David M. Cowan

Theresa E. Cowan

State of Washington } ss

County of Thurston }

On this 23 day of March, 2021, before me, Liam Huennekens a Notary

Public in and for said state, personally appeared David and Theresa Cowan, 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.

Liam Huennekens

Notary Public for the State of WA

Residing at: 700 Sleater Kinney rd se ste B

Commission Expires: 2-25-2024

