

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2021-005716**Klamath County, Oregon****04/15/2021 03:52:00 PM****Fee: \$97.00**

439735AM

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

This is being rerecorded to correct the legal previously recorded in M99-26845

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Mark R. Perdriau**Address: **3300 Anderson Ave**City, ST Zip: **Klamath Falls, OR 97603****2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name: Jeanette Jacobs****Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name: Mark R. Perdriau****Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**Name: **Mark R. Perdriau**Address: **3300 Anderson Ave**City, ST Zip: **Klamath Falls, OR 97603****6. TRUE AND ACTUAL CONSIDERATION –**
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$ 0.00****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: _____

199

1999 JUL -6 AM 10:56

26845

KNOW ALL MEN BY THESE PRESENTS, That

Jeanette Jacobs

Vol M99 Page

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark R. Perdriau

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which is North 80° 46' West along the North line of Tract 32, Altamont Small Farms, a distance of 200 feet from the Northeast corner of said Tract 32; thence along the Northerly line of said Tract 32, North 88° 46' West 100 feet; thence parallel with the Easterly line of Tract 32 East 100 feet; thence North 00° 11' East 218 feet to the point of Beginning, being a portion of Tract 32, Altamont Small Farms.

State of Oregon

County of Klamath

I hereby certify that instrument #1999-026845, recorded on 1/1/1999, consisting of 1 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Schelle Long, Klamath County Clerk

Date: April 8th, 2021



Samantha Gardner
Samantha Gardner

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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 1st day of July, 1999

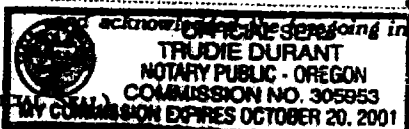
Jeanette Jacobs

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

Jeanette Jacobs

July 1st, 1999



(Official Seal)

instrument to be

voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

Jeanette Jacobs
3280 Anderson Ave.
Klamath Falls, Or. 97603

TO

Mark R. Perdriau
3300 Anderson Ave.
Klamath Falls, Or. 97603

AFTER RECORDING RETURN TO

Mark R. Perdriau
3300 Anderson Ave.
Klamath Falls, Or. 97603

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

State of Oregon, County of Klamath

Recorded 7/06/99, at 10:56 a.m.

In Vol. M99 Page 26845

Linda Smith,

County Clerk

Fees \$30.00

362

140

1999 JUL -6 AM 10:56

26845

KNOW ALL MEN BY THESE PRESENTS, That

Jeanette Jacobs

Vol M99 Page

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark R. Perdriau

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which is North 80° 46' West along the North line of Tract 32, Altamont Small Farms, a distance of 200 feet from the Northeast corner of said Tract 32; thence along the Northerly line of said Tract 32 North 88° 48' West 100 feet; thence parallel with the Easterly line of Tract 32 East 100 feet; thence North 00° 11' East 218 feet to the point of Beginning, being a portion of Tract 32, Altamont Small Farms.

See attached corrected legal

State of Oregon

County of Klamath

I hereby certify that instrument #1999-026845, recorded on 1/1/1999, consisting of 1 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: April 8th, 2021



Samantha Gardner
Samantha Gardner

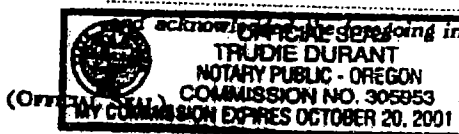
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).
In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 1st day of July, 1999

Jeanette Jacobs

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named

Jeanette Jacobs

July 1st, 1999



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

Before me: *Trudie Durant*
Notary Public for Oregon
My commission expires

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

Jeanette Jacobs
3280 Anderson Ave.
Klamath Falls, Or. 97603

TO

Mark R. Perdriau
3300 Anderson Ave.
Klamath Falls, Or. 97603

AFTER RECORDING RETURN TO

Mark R. Perdriau
3300 Anderson Ave.
Klamath Falls, Or. 97603

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

State of Oregon, County of Klamath
Recorded 7/06/99, at 10:56 a.m.
In Vol. M99 Page 26845
Linda Smith,
County Clerk Fees \$30 - 00

723

38

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which is North 80° 46' West along the North line of TRACT 32, ALTAMONT SMALL FARMS, a distance of 200 feet from the Northeast corner of said Tract 32; thence along the Northerly line of said Tract 32, North 88° 46' West 100 feet; thence parallel with the Easterly line of Tracts 32 and 31, ALTAMONT SMALL FARMS, South 0° 11' West 218 feet; thence South 88° 46' East 100 feet; thence North 0° 11' East 218 feet to the point of beginning, being a portion of TRACT 32, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.