

2021-006250

Klamath County, Oregon

04/21/2021 09:57:00 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:  
BRYANT EMERSON, LLP  
PO BOX 457  
REDMOND, OR 97756

Unless Otherwise Requested, All  
Tax Statements shall be sent to:  
Leslie June Beard  
236 N Main  
Prineville OR 97754

### BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is \$-0- (Pursuant to Stipulated General Judgment of Dissolution of Marriage and Money Award in Crook County Circuit Court Case 19DR21196).

Gerald Adams Beard and Leslie June Jacob - Beard, as tenants by the entirety, Grantors, grant, bargain, sell and convey unto Leslie June Jacob - Beard, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 19, Block 35, TRACT 1184 - OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

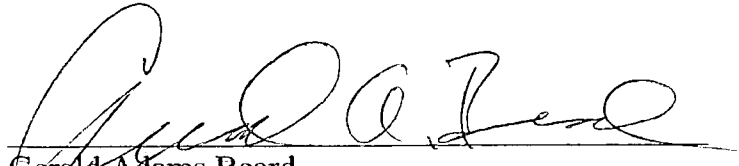
Account: R233820  
Map & Tax Lot: R-03507-017BA-01500

SUBJECT TO: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**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,**

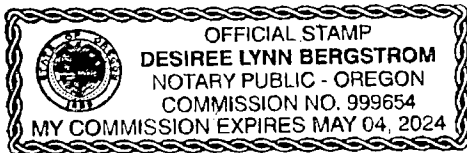
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

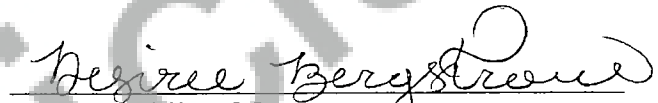
DATED this 4<sup>th</sup> day of September, 2020.

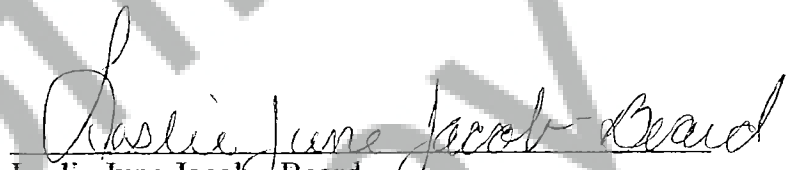
  
Gerald Adams Beard

STATE OF OREGON                     )  
  : SS.  
County of CROOK                     )

Personally appeared before me this 4<sup>th</sup> day of September, 2020, the above-named Gerald Adams Beard, and acknowledged the foregoing instrument to be his voluntary act and deed.

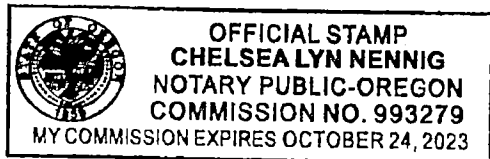


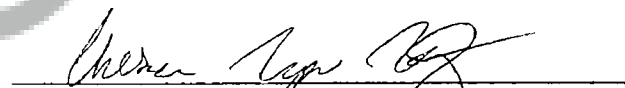
  
Notary Public of Oregon

  
Leslie June Jacob - Beard

STATE OF OREGON                     )  
  : SS.  
County of Crook                     )

Personally appeared before me this 3<sup>rd</sup> day of ~~September~~ <sup>December</sup>, 2020, the above-named Leslie June Jacob - Beard, and acknowledged the foregoing instrument to be her voluntary act and deed.



  
Notary Public of Oregon

AFTER RECORDING RETURN TO:  
BRYANT EMERSON, LLP  
PO BOX 457  
REDMOND, OR 97756

Unless Otherwise Requested, All  
Tax Statements shall be sent to:  
Leslie June Beard  
236 N Main  
Prineville OR 97754

### BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is \$-0- (Pursuant to Stipulated General Judgment of Dissolution of Marriage and Money Award in Crook County Circuit Court Case 19DR21196).

Gerald Adams Beard and Leslie June Jacob – Beard, as tenants by the entirety, Grantors, grant, bargain, sell and convey unto Leslie June Jacob - Beard, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 19, Block 35, TRACT 1184 - OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: R233820

Map & Tax Lot: R-03507-017BA-01500

SUBJECT TO: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**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.**

DATED this \_\_\_\_\_ day of September, 2020.

\_\_\_\_\_  
Gerald Adams Beard

STATE OF OREGON            )  
  : ss.  
County of \_\_\_\_\_)

Personally appeared before me this \_\_\_\_\_ day of September, 2020, the above-named Gerald Adams Beard, and acknowledged the foregoing instrument to be his voluntary act and deed.

\_\_\_\_\_  
Notary Public of Oregon

\_\_\_\_\_  
Leslie June Jacob - Beard

STATE OF OREGON            )  
  : ss.  
County of \_\_\_\_\_)

Personally appeared before me this \_\_\_\_\_ day of September, 2020, the above-named Leslie June Jacob - Beard, and acknowledged the foregoing instrument to be her voluntary act and deed.

\_\_\_\_\_  
Notary Public of Oregon