

2021-007551

Klamath County, Oregon

05/11/2021 04:01:01 PM

Fee: \$87.00

After recording, return to:

Robert A. Smejkal
P.O. Box 1758
Eugene, Oregon 97440

**Until a change is requested,
send tax statements to:**

Steven J. Abbott and
Jeanna M. Abbott
172 Banton Ave
Eugene, Oregon 97404

BARGAIN AND SALE DEED

Patricia J. Madsen, Grantor, does hereby bargain, sell and convey to Steven J. Abbott and Jeanna M. Abbott, husband and wife, Grantees, all of Grantor's interest in that certain real property located in Klamath County, Oregon, and described as:

Lot 22, Block 24, Tract No. 1027, MT SCOTT MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3107-012DO TL 05900 KEY 83867

The true consideration for this conveyance is \$10,000.00.

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.

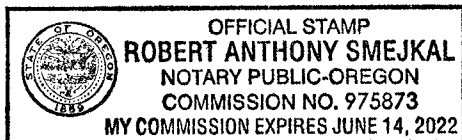
DATED this 11 day of May, 2021.

GRANTOR:

Patricia J. Madsen
Patricia J. Madsen

STATE OF OREGON)
County of Lane) ss.

This instrument was acknowledged before me on the 11 day of May, 2021 by Patricia J. Madsen.



Robert A. Smejkal
NOTARY PUBLIC FOR OREGON