



**After recording return to:**

First American Title Attn: Recording  
Team  
4795 Regent Blvd  
Irving, TX 75063

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

ANDREA GRAY  
1812 Tiffany St  
KLAMATH FALLS, OR 97601

File No.: 1208875LV ()

Date: \_\_\_\_\_

THIS SPACE RESERVED FOR RECO

**2021-008303**

Klamath County, Oregon

05/25/2021 09:33:01 AM

Fee: \$87.00

**STATUTORY BARGAIN AND SALE DEED**

**ANDREA GRAY, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS ANDREA ARMANTROUT**, Grantor, conveys to **ANDREA GRAY, AN UNMARRIED WOMAN**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**ALL OF LOT 17, BLOCK 24, AND THAT PORTION OF LOT 13, BLOCK 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, DESCRIBED AS BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF TIFFANY STREET, SAID LINE BEING ALSO THE EAST LINE OF LOT 13, BLOCK 24, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 24 BEARS NORTH 0° 18' EAST, 264.00 FEET DISTANT; THENCE NORTH 89° 42' WEST 90.04 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF LOT 15, BLOCK 24; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTHEASTERLY LINE OF LOT 15 ON A 6° 36' 40" CURVE TO THE RIGHT, 47.38 FEET, MORE OR LESS, TO THE CORNER COMMON TO LOTS 13, 15, 16 AND 17, ACCORDING TO THE APPORTIONMENT SURVEY OF LOT DISTANCES IN THIS BLOCK ALONG ELDORADO BOULEVARD AND FILED IN THE COUNTY SURVEYOR'S OFFICE (FILE NO. 266); THENCE ALONG THE SOUTH LINE OF SAID LOT 13, NORTH 79° 44' 40" EAST 68.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 0° 18' EAST 26.27 FEET TO THE POINT OF BEGINNING.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

APN: 3809020dd03600

Bargain and Sale Deed  
- continued

File No.: 1208875LV (EV)  
Date: \_\_\_\_\_

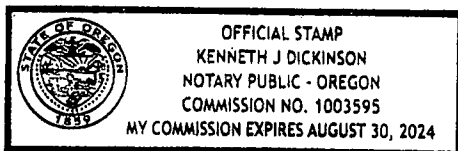
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of MAY, 2021.

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STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 14 day of MAY, 2021 by .



Kent Dickinson

Notary Public for Oregon  
My commission expires: August 30 2024