

Mark Wendt
Returned at Counter

2021-008319
Klamath County, Oregon



05/25/2021 11:16:56 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

David M Roberts
9136 Highway 39
Klamath Falls, OR 97603

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

David M Roberts
9136 Highway 39
Klamath Falls, OR 97603

STATUTORY
BARGAIN AND SALE DEED

Karen Lynch, with an address of 3102 Front St, Klamath Falls, OR 97601 ("Grantor"), conveys to

David M. Roberts, as Tenant by the Entirety, whose address is 9136 Highway 39, Klamath Falls, OR 97601, ("Grantee"), the following described real property in the County of Klamath and State of Oregon (the "Property") to-wit:

The NW1/4 SW1/4 of Section 5, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
Tax Parcel # 3809-00500-00400, approximately 10 acres

The true consideration for this conveyance is \$40,000.00.

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 Version 1.2 – July 31, 2015 Page 2 of 3 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 19th day of May, 2021.

Karen Lynch Grantor

STATE OF OREGON
COUNTY OF KLAMATH } ss.

The foregoing instrument was acknowledged before me on this 19th day of May, 2021, by Karen Lynch, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Kathy Ann Dillon
Notary Public for the State of Oregon
Commission Expires: July 25, 2021

