



THIS SPACE RESERVED FOR

2021-008524  
Klamath County, Oregon  
05/28/2021 09:39:01 AM  
Fee: \$87.00

Jason Blain Cox  
PO Box 751  
Gilchrist, OR 97737  
Grantor's Name and Address

Angela Cox  
PO Box 751  
Gilchrist, OR 97737  
Grantee's Name and Address

After recording return to:  
Angela Cox  
PO Box 751  
Gilchrist, OR 97737

Until a change is requested all tax statements  
shall be sent to the following address:  
Angela Cox  
PO Box 751  
Gilchrist, OR 97737

File No. 461378AM-2

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS,

**Jason Blain Cox**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Angela M Cox,**

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

The SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

From a starting point commencing on the Southeasterly boundary of Main Street, extended, 15 feet Southwesterly from the intersection of the Southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian (said Southerly boundary being also the Southerly boundary line of the Ranger Station in Crescent, Oregon) and the said Southeasterly boundary of Main Street, extended; thence Southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence Southwesterly parallel with said Main street, extended, a distance of 88 feet; thence Northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the Southeasterly boundary of said Main Street, extended; thence Northeasterly along the Southeasterly boundary of said Main Street, extended, a distance of 88 feet, more or less, to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

154656  
2409-030CD-03700

The true consideration for this conveyance is to change vesting.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.



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.


In Witness Whereof, the grantor has executed this instrument this 28 day of MAY, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Jason Blain Cox

State of Oregon } ss  
County of Deschutes }

On this 28 day of May, 2021, before me, Rebecca Sawyer a Notary Public in and for said state, personally appeared Jason Blain Cox, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
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Notary Public for the State of Oregon  
Residing at: Lapine Oregon  
Commission Expires: March 12 2024

