

**RECORDING COVER SHEET (Please Print or Type)**  
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon. ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

1) **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)  
STATUTORY BARGAIN AND SALE DEED

2) **DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160  
Clifford R. Caldwell

3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160  
Clifford R. Caldwell and Kathleen Caldwell

4) **TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other  
\$ 0.00 ☐ Other

5) **SEND TAX STATEMENTS TO:**  
Clifford R. Caldwell and Kathleen Caldwell  
207 Hillside Avenue  
Klamath Falls, OR 97601

6) **SATISFACTION of ORDER or WARRANT** ORS 205.125(1)(e)  
CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

7) **The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125(1)(c)  
\$

8) **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:** “RERECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT \_\_\_\_\_  
PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_.”

**Prepared By:**  
Jessica Molligan, Esq.  
P.O. Box 16893  
Portland, OR 97292  
OR Bar ID: 001823

**Until a Change is Requested,  
Mail Tax Statements To:**  
Clifford R. Caldwell and Kathleen Caldwell  
207 Hillside Avenue,  
Klamath Falls, OR 97601

**Return To:**  
Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**  
70047091

**STATUTORY BARGAIN AND SALE DEED**

**CLIFFORD R. CALDWELL**, a married man who acquired title without marital status, Grantor, conveys to **CLIFFORD R. CALDWELL and KATHLEEN CALDWELL**, husband and wife, Grantees, the following-described real property located in Klamath County, Oregon:

A TRACT OF LAND SITUATED IN TRACT 1, "HOMEDALE" SUBDIVISION IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 66° 39' 30" WEST A DISTANCE OF 155.46 FEET AND SOUTH 38° 48' 28" WEST A DISTANCE OF 94.97 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 38° 48' 28" WEST A DISTANCE OF 135.79 FEET; THENCE SOUTH 74° 37' EAST A DISTANCE OF 119.71 FEET; THENCE NORTH 24° 38' 57" EAST A DISTANCE OF 112.40 FEET; THENCE NORTH 65° 21' 03" WEST A DISTANCE OF 84.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT SITUATED IN TRACTS 1 AND 2A "HOMEDALE" SUBDIVISION, SITUATED IN THE NW1/4 NE1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID TRACT 2A AND BEING NORTH 66° 39' 30" WEST 74.72 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 66° 39' 30" WEST ALONG THE NORTHERLY LINE OF TRACTS 2A AND 1, 68.24 FEET; THENCE SOUTH 24° 38' 57" WEST 94.71 FEET; THENCE SOUTH 65° 21' 03" EAST 68.20 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 24° 39' 45" EAST 15.00 FEET; THENCE NORTH 66° 26' 40" WEST 157.19 FEET; THENCE SOUTH 24° 38' 57" WEST 30.00 FEET; THENCE SOUTH 66° 14' 56" EAST 191.41 FEET; THENCE NORTH 24° 44' 08" EAST 3.81 FEET; THENCE SOUTH 56° 21' 03" EAST 89.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00 DEGREES 18' 43" EAST 26.93 FEET; THENCE NORTH 72 DEGREES 05' 12" WEST 113.79 FEET TO THE POINT OF BEGINNING.

Commonly known as: 3226 Homedale Road, Klamath Falls, OR 97603


Parcel ID: 548553

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).



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 10 of May, 20 21.

  
CLIFFORD R. CALDWELL

State of Oregon )  
 ) ss.  
County of Klamath )

On the 10 day of May, 20 21, personally appeared before me the above-named **CLIFFORD R. CALDWELL**, who declared the foregoing instrument to be his voluntary act and deed.



  
Notary Public - State of Oregon

