

2021-009569

Klamath County, Oregon

06/18/2021 08:29:00 AM

Fee: \$97.00

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

JOSEPH KENNETH TOWNSEND and CECILIA ELIZABETH ROSAS

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

JOSEPH KENNETH TOWNSEND

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

Joseph Kenneth Townsend

2011 Hope Street,

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(c)

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:**
Joseph Kenneth Townsend
2011 Hope Street,
Klamath Falls, OR 97603

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

Order Number:
69075535

STATUTORY BARGAIN AND SALE DEED 69075535 - 6777256

JOSEPH KENNETH TOWNSEND, an unmarried man, and **CECILIA ELIZABETH ROSAS**, an unmarried woman, who held title as tenants by the entirety, Grantors, convey to **JOSEPH KENNETH TOWNSEND**, an unmarried man, Grantee, the following-described real property located in Klamath County, Oregon:

The land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2, 495.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2, 1, 220.0 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID PLACE OF BEGINNING EAST AND PARALLEL TO THE NORTH LINE OF SAID SE 1/4 NW 1/4 OF SECTION 2, 165.0 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2; 100.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2, 165.0 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 2, 100.0 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

SAVING AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF HOPE STREET.

Commonly known as: 2011 Hope Street, Klamath Falls, OR 97603-4934

Parcel ID: R517676

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Dissolution of Marriage dated March 3, 2020 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 20-DR-00952.

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 26 of JAN, 20 21.

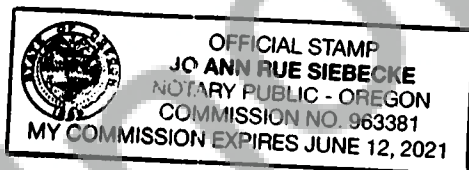
GRANTOR (1 of 2)


JOSEPH KENNETH TOWNSEND

State of OREGON)
County of KLAMATH) ss.

On the 26th day of JAN, 20 21, personally appeared before me the above-named **JOSEPH KENNETH TOWNSEND**, who declared the foregoing instrument to be his voluntary act and deed.

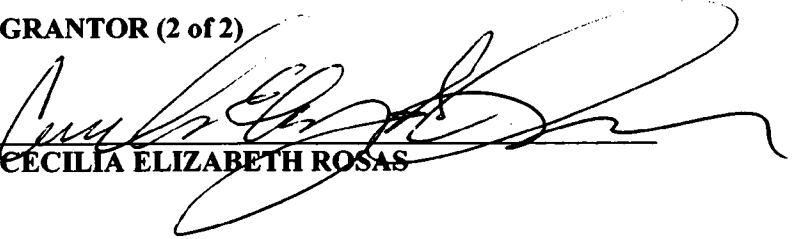

Notary Public - State of OREGON



Attached to and becoming a part of Deed between JOSEPH KENNETH TOWNSEND, an unmarried man, and CECILIA ELIZABETH ROSAS, an unmarried woman, as Grantor, and JOSEPH KENNETH TOWNSEND, an unmarried man, as Grantee.

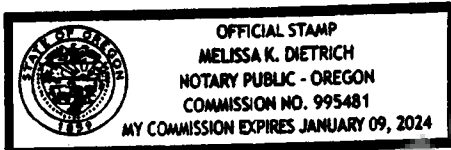
Dated this 31 of December, 20 20.


GRANTOR (2 of 2)


CECILIA ELIZABETH ROSAS

State of Oregon)
County of Benton) ss.

On the 31 day of December, 20 20, personally appeared before me the above-named CECILIA ELIZABETH ROSAS, who declared the foregoing instrument to be her voluntary act and deed.




Notary Public - State of Oregon
Ex 01/09/2024

