

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

2021-010225

Klamath County, Oregon

06/30/2021 02:16:00 PM

Fee: \$87.00

GRANTOR'S NAME:

Seth A. Cotterman

GRANTEE'S NAME:

Seth A. Cotterman and Janell N. Cotterman

AFTER RECORDING RETURN TO:

Seth A. Cotterman and Janell N. Cotterman
4816 Hilyard Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Seth A. Cotterman and Janell N. Cotterman
4816 Hilyard Avenue
Klamath Falls, OR 97603

4816 Hilyard Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Seth A. Cotterman, Grantor, conveys to Seth A. Cotterman and Janell N. Cotterman, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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 undersigned have executed this document on the date(s) set forth below.

Dated: 6/25/21

Seth A. Cotterman
Seth A. Cotterman

State of Oregon

County of Klamath

This instrument was acknowledged before me on June 25, 2021 - by Seth A. Cotterman.

Notary Public - State of Oregon

My Commission Expires: 8/8/22

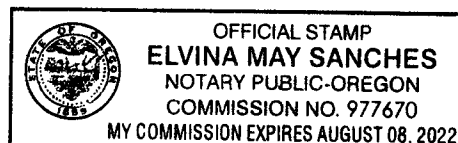


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A POINT OF THE SOUTH LINE OF HILYARD STREET 235.07 FEET NORTH 89°48' WEST FROM AN IRON PIPE ON THE SOUTH LINE OF SAID STREET, WHICH PIPE IS NORTH 89°48' WEST 100 FEET FROM THE NORTHEASTERLY CORNER OF HOMEDALE TRACT #4; THENCE SOUTH 0° 12' WEST 83.42 FEET TO THE WESTERLY LINE OF SAID TRACT #4; THENCE NORTH 43°30' WEST 115.57 FEET ALONG SAID WESTERLY TRACT LINE TO THE MOST WESTERLY CORNER OF SAID TRACT #4; THENCE SOUTH 89°48' EAST 80.0 FEET ALONG THE SOUTHERLY LINE OF SAID STREET TO THE PLACE OF BEGINNING, BEING A PART OF HOMEDALE TRACT #4, KLAMATH COUNTY, OREGON.

PARCEL 2

BEGINNING AT THE MOST EASTERLY CORNER OF TRACT 36, OF HOMEDALE, A PLATTED SUBDIVISION OF KLAMATH COUNTY, OREGON; RUNNING THENCE NORTH 43°30' WEST A DISTANCE OF 177.3 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 36; THENCE SOUTH 0°24' WEST A DISTANCE OF 173.47 FEET; THENCE SOUTH 43°30' EAST A DISTANCE OF 51.79 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID TRACT 36; THENCE NORTH 46°30' EAST A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING.

Parcel ID:550745

Commonly known as 4816 Hilyard Avenue, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided