

2021-011234

Klamath County, Oregon

07/21/2021 10:33:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDING



After recording return to:
Andrew J. Dunlap
21866 Merrill Pit Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Andrew J. Dunlap
21866 Merrill Pit Rd
Klamath Falls, OR 97603

File No.: 7072-3744236 (AM)
Date: May 21, 2021

STATUTORY BARGAIN AND SALE DEED

Andrew J. Dunlap who aquired title as Andy J. Dunlap , Grantor, conveys to **Andrew J. Dunlap**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of 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.

Dated this 16 day of July, 2021.

First American 3744236-SS



Andrew J. Dunlap who aquired title as Andy J. Dunlap

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of July, 2021
by **Andrew J. Dunlap.**



Notary Public for Oregon
My commission expires:

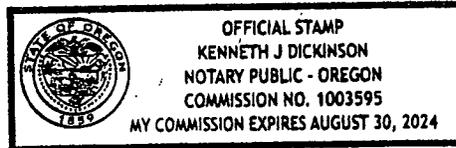


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the SW1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of Section 3; thence North 1,329.03 feet; thence North 89° 53' 18" East 334.94 feet to the true point of beginning; thence North 89° 53' 18" East 1009.00 feet; thence South 29° 07' 28" East 82.61 feet; thence South 60° 52' 32" West 338.31 feet; thence North 89° 53' 18" West 630.00 feet; thence North 54° 45' 54" West 151.76 feet; thence North 00° 06' 42" East 150.00 feet to the true point of beginning.