

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
Mary C. Armstrong & Jason L. Armstrong

3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160
Jason L. Armstrong

4) **TRUE AND ACTUAL CONSIDERATION**
ORS 93.030(5) – Amount in dollars or other
\$ 130,000.00 ☐ Other

5) **SEND TAX STATEMENTS TO:**
Jason L. Armstrong
2536 Yonna St,
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 _____.”

70184503-7510989

Prepared By:
Susan Steinman, Esq.
9145 Wallace Road NW
Salem, OR 97304
OR Bar ID: 106918

**Until a Change is Requested,
Mail Tax Statements To:**
Jason L. Armstrong
2536 Yonna St,
Klamath Falls, OR 97601

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

Order Number:
70184503

STATUTORY BARGAIN AND SALE DEED

MARY C. ARMSTRONG, an unmarried person, and **JASON L. ARMSTRONG**, an unmarried person, Grantors, conveys to **JASON L. ARMSTRONG**, an unmarried person, 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 12 OF TRACT 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13, AND 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTH 09 DEGREES 32' 02" WEST 42.59 FEET TO A POINT; THENCE SOUTH 83 DEGREES 07' 15" WEST 151.02 FEET TO A POINT; THENCE NORTH 01 DEGREES 00' 34" EAST 40 FEET; THENCE NORTH 83 DEGREES 07' 15" EAST 160.02 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOTS 2 AND 3 OF SAID BLOCK 12.

TOGETHER WITH THAT PORTION OF VACATED BUENA VISTA STREET ADJACENT TO THE NORTH LINE OF SAID LOTS 2 AND 3, VACATED BY ORDINANCE #6195, RECORDED JANUARY 12, 1978 IN VOLUME M78, PAGE 22875 AND RE-RECORDED NOVEMBER 15, 1979 IN VOLUME M79, PAGE 26923, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

Commonly known as: 2536 Yonna Street, Klamath Falls, OR 97601

Parcel ID: R435648

The true and actual consideration for this conveyance is: One Hundred Thirty Thousand Dollars (\$130,000.00) and pursuant to the Stipulated General Judgement of Dissolution, Real Property, Retirement entered April 22, 2021 in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 21DR06265.

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 5 of August, 2021.

GRANTOR (1 of 2)

Mary C. Armstrong
MARY C. ARMSTRONG

State of Oregon)
County of Klamath) ss.

On the 5 day of August, 2021, personally appeared before me the above-named **MARY C. ARMSTRONG**, who declared the foregoing instrument to be her voluntary act and deed.



Mark W
Notary Public - State of Oregon



Dated this 5 of August, 20 21.

GRANTOR (2 of 2)

Jason L. Armstrong
JASON L. ARMSTRONG

State of Oregon)
County of Klamath) ss.

On the 5 day of August, 20 21, personally appeared before me the above-named JASON L. ARMSTRONG, who declared the foregoing instrument to be his voluntary act and deed.



Mark N
Notary Public – State of Oregon

Unofficial Copy



AMROCK

Attestation of Terms of Divorce

I, Mary C. Armstrong, hereby confirm that all terms and conditions of Judgment of Divorce, or those related to the transfer in the property, commonly known as 2536 YONNA ST, Klamath Falls, OR 97601, entered on 4/21/2021 in Klamath County Court Case No. 21DR06265 will be satisfied upon receipt of:

Please check the box that applies

☒ \$ 130,000 (please enter the amount owed)

☐ No money is owed to me

The above will satisfy the request to transfer title to my ex-spouse. I understand that I am relinquishing all interest, rights and ownership of said property. I confirm that there are no provisions contained in my divorce decree or any related order of the court that would prevent or prohibit the transaction.

FURTHER, I agree to hold Amrock, LLC, its subsidiaries, and its title insurer harmless against any loss or damage, including attorney fees they may incur as a result of this attestation.

DISBURSEMENT INSTRUCTIONS (Only to be completed if you are owed money). Funds should be sent in the following manner:

☐ Mail check to the following address: _____
Made Payable to: _____

☒ Wire the funds to the following account:

Bank Name: CHASE

Bank Phone Number Name on Account: 541-882-7704 / MARY C ARMSTRONG

Account Number Routing & Transit Number: 3873653969 / 325070760

Please Note:

- We cannot wire funds outside of the U.S.
- If you do not reside in the same state as the subject property and you receive money in exchange for your interest, this transaction may be subject to additional taxes.

By accepting the payoff amount indicated above, the undersigned hereby agrees they are relinquishing any and all past, present, and future rights, title and interest in the subject property as set forth above, including any and all homestead and/or dower rights (where applicable) and any divorce lien rights they may have had in the Judgment of Divorce. The undersigned hereby agrees they are executing this document with full understanding of the consequences of this act and do so free of any duress. No further lien release, reconveyance or termination of homestead rights is necessary, and that this instrument may be allowed by law to effectuate any required release.

The undersigned hereby solemnly affirms, under the penalties of perjury and upon personal knowledge, they have not allowed any interests or legal rights that may affect the ownership of the subject property, there are no lis pendens, lawsuits or judgments against me that could affect ownership of the subject property, and there are no legal obligations including, but not limited to mortgages, trusts or security deeds or other liens or encumbrances of any kind which may affect the subject property and which may be enforced against the subject property.

Signature: Mary Carmstrong Mary Carmstrong 8.5.2021
Name: MARY C ARMSTRONG
Date: 5.7.2021

Date: 5 August 2021

State of Oregon
County of Klamath



On 5 August 2021 before me,
MARLA MICHELE HANLON-ABAITA, Notary Public, personally appeared
MARY C. ARMSTRONG,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/
her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature: Marla W
Notary Name: MARLA MICHELE HANLON-ABAITA
My Commission Expires: 3/10/2023
State: Oregon County: Klamath

FOR NOTARY STAMP



Attestation of Terms of Divorce

I, Mary C. Armstrong, hereby confirm that all terms and conditions of Judgment of Divorce, or those related to the transfer in the property, commonly known as 2536 YONNA ST, Klamath Falls, OR 97601, entered on 4/21/2021 in Klamath County Court Case No. 21DR06265 will be satisfied upon receipt of:

Please check the box that applies

☒ \$ 130,000 (please enter the amount owed)

☐ No money is owed to me

The above will satisfy the request to transfer title to my ex-spouse. I understand that I am relinquishing all interest, rights and ownership of said property. I confirm that there are no provisions contained in my divorce decree or any related order of the court that would prevent or prohibit the transaction.

FURTHER, I agree to hold Amrock, LLC, its subsidiaries, and its title insurer harmless against any loss or damage, including attorney fees they may incur as a result of this attestation.

DISBURSEMENT INSTRUCTIONS (Only to be completed if you are owed money). Funds should be sent in the following manner:

☐ Mail check to the following address: _____
Made Payable to: _____

☒ Wire the funds to the following account:

Bank Name: CHASE

Bank Phone Number Name on Account: 541-882-7704 / MARY C ARMSTRONG

Account Number Routing & Transit Number: 3873653969 / 325070760

Please Note:

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- If you do not reside in the same state as the subject property and you receive money in exchange for your interest, this transaction may be subject to additional taxes.

By accepting the payoff amount indicated above, the undersigned hereby agrees they are relinquishing any and all past, present, and future rights, title and interest in the subject property as set forth above, including any and all homestead and/or dower rights (where applicable) and any divorce lien rights they may have had in the Judgment of Divorce. The undersigned hereby agrees they are executing this document with full understanding of the consequences of this act and do so free of any duress. No further lien release, reconveyance or termination of homestead rights is necessary, and that this instrument may be allowed by law to effectuate any required release.

The undersigned hereby solemnly affirms, under the penalties of perjury and upon personal knowledge, they have not allowed any interests or legal rights that may affect the ownership of the subject property, there are no lis pendens, lawsuits or judgments against me that could affect ownership of the subject property, and there are no legal obligations including, but not limited to mortgages, trusts or security deeds or other liens or encumbrances of any kind which may affect the subject property and which may be enforced against the subject property.

Signature: Mary C. Armstrong
Name: MARY C. ARMSTRONG
Date: 8.5.2021

Date: 5 August 2021

State of Oregon
County of Klamath

On 5 August 2021 before me,
MARLA MICHELLE HANLON-ABEITA, Notary Public, personally appeared
MARY C. ARMSTRONG,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/
her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature: Marla M
Notary Name: MARLA MICHELLE HANLON-ABEITA
My Commission Expires: 3/10/2023
State: Oregon County: Klamath

FOR NOTARY STAMP



Attestation of Terms of Divorce

I, Mary C. Armstrong, hereby confirm that all terms and conditions of Judgment of Divorce, or those related to the transfer in the property, commonly known as 2536 YONNA ST, Klamath Falls, OR 97601, entered on 4/21/2021 in Klamath County Court Case No. 21DR06265 will be satisfied upon receipt of:

Please check the box that applies

☒ \$ 130,000.00 (please enter the amount owed)

☐ No money is owed to me

The above will satisfy the request to transfer title to my ex-spouse. I understand that I am relinquishing all interest, rights and ownership of said property. I confirm that there are no provisions contained in my divorce decree or any related order of the court that would prevent or prohibit the transaction.

FURTHER, I agree to hold Amrock, LLC, its subsidiaries, and its title insurer harmless against any loss or damage, including attorney fees they may incur as a result of this attestation.

DISBURSEMENT INSTRUCTIONS (Only to be completed if you are owed money). Funds should be sent in the following manner:

☐ Mail check to the following address: _____
Made Payable to: _____

☒ Wire the funds to the following account:

Bank Name: CHASE

Bank Phone Number Name on Account: 541.882.7704/MARY CARMSTRONG

Account Number Routing & Transit Number: 3873653969 / 325070760

Please Note:

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By accepting the payoff amount indicated above, the undersigned hereby agrees they are relinquishing any and all past, present, and future rights, title and interest in the subject property as set forth above, including any and all homestead and/or dower rights (where applicable) and any divorce lien rights they may have had in the Judgment of Divorce. The undersigned hereby agrees they are executing this document with full understanding of the consequences of this act and do so free of any duress. No further lien release, reconveyance or termination of homestead rights is necessary, and that this instrument may be allowed by law to effectuate any required release.

The undersigned hereby solemnly affirms, under the penalties of perjury and upon personal knowledge, they have not allowed any interests or legal rights that may affect the ownership of the subject property, there are no lis pendens, lawsuits or judgments against me that could affect ownership of the subject property, and there are no legal obligations including, but not limited to mortgages, trusts or security deeds or other liens or encumbrances of any kind which may affect the subject property and which may be enforced against the subject property.

Signature: Mary Armstrong Mary Armstrong 8.5.2021
Name: MARY C ARMSTRONG
Date: 5.7.2021

Date: 5 August 2021

State of Oregon
County of Klamath

On 5 August 2021 before me,
MARLA MICHELLE HANLON-ABEITA, Notary Public, personally appeared
MARY C. ARMSTRONG,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/
her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature: Marla W
Notary Name: MARLA MICHELLE HANLON-ABEITA
My Commission Expires: 31.01.2023
State: Oregon County: Klamath

FOR NOTARY STAMP

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R435648

Land situated in the City of KLAMATH FALLS in the County of Klamath in the State of OR

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 12 OF TRACT 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13, AND 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTH 09 DEGREES 32' 02" WEST 42.59 FEET TO A POINT; THENCE SOUTH 83 DEGREES 07' 15" WEST 151.02 FEET TO A POINT; THENCE NORTH 01 DEGREES 00' 34" EAST 40 FEET; THENCE NORTH 83 DEGREES 07' 15" EAST 160.02 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOTS 2 AND 3 OF SAID BLOCK 12.

TOGETHER WITH THAT PORTION OF VACATED BUENA VISTA STREET ADJACENT TO THE NORTH LINE OF SAID LOTS 2 AND 3, VACATED BY ORDINANCE #6195, RECORDED JANUARY 12, 1978 IN VOLUME M78, PAGE 22875 AND RE-RECORDED NOVEMBER 15, 1979 IN VOLUME M79, PAGE 26923, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

Commonly known as: 2536 YONNA ST, Klamath Falls, OR 97601