

2021-015133

Klamath County, Oregon

10/07/2021 09:59:03 AM

Fee: \$102.00

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
Robert M. Oates A/K/A Robert M. Oates Jr. and Tamara A. Oates, husband and wife

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
Tamara A. Oates, a married person

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 0.00 ☐ Other

5) SEND TAX STATEMENTS TO:

Tamara A. Oates

27210 Modoc Point Road

Chiloquin, OR 97624

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:
Tamara A. Oates
27210 Modoc Point Road
Chiloquin, OR 97624

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

Order Number:
70408017

STATUTORY BARGAIN AND SALE DEED

70408017-7728063

ROBERT M. OATES A/K/A ROBERT M. OATES JR. and TAMARA A. OATES, husband and wife, Grantors, convey to TAMARA A. OATES, a married person, Grantee, the following-described real property located in Klamath County, Oregon:

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

Commonly known as: 27210 Modoc Point Road, Chiloquin, OR 97624

Parcel ID: 322216

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 2nd of October, 2021.

GRANTOR (1 of 2)

Rob Oates

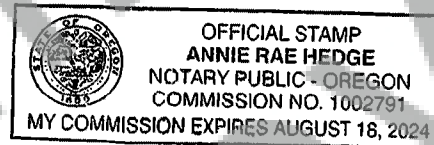
ROBERT M. OATES
A/K/A ROBERT M. OATES JR.

State of Oregon)
County of Klamath) ss.

On the 2nd day of October, 2021, personally appeared before me the above-named ROBERT M. OATES A/K/A ROBERT M. OATES JR., who declared the foregoing instrument to be his voluntary act and deed.

Annie Rae Hedge
Notary Public - State of Oregon

My Commission Expires: 08/18/2024



Dated this 2nd of October 2021.

GRANTOR (2 of 2)

Tamara A. Oates
TAMARA A. OATES

State of Oregon)
County of Klamath) ss.

On the 2nd day of October, 2021, personally appeared before me the above-named TAMARA A. OATES, who declared the foregoing instrument to be her voluntary act and deed.

Annie Rae W. USA
Notary Public -- State of Oregon
My Commission Expires: 08/18/2024

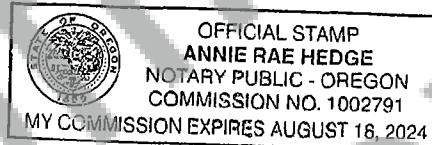


EXHIBIT A

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

The North 320 feet of Government Lot 4; also that portion of Government Lot 3 conveyed by deed recorded in Volume 140 Page 125, deed records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, which point is also on the West line of the Old Dalles-California Highway right of way; thence South along the West line of said Lot 3, 313 feet; thence due East 163 feet to a point in the West line of said highway right of way thence in a Northwesterly direction along the West line of said right of way to the point of beginning, all being in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

