

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2021-015183

Klamath County, Oregon



00288737202100151830020020

10/08/2021 08:01:20 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter De Groot

Dianne Baker
7655 Hilyard Ave
KLAMATH FALLS OR 97603

Grantor's Name and Address

Gerrit A. DeGroot
1041 Wild Plum Drive
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Gerrit DeGroot
1041 Wild Plum Dr
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dianne Bakerhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gerrit A. DeGroothereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

SEE ATTACHMENT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,874.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on OCTOBER 7th, 2021by Dianne Baker

This instrument was acknowledged before me on _____

by _____

as _____

of _____

OFFICIAL STAMP
HALEY CHRISTINE HUFFMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 990400
MY COMMISSION EXPIRES AUGUST 05, 2023
Notary Public for OregonMy commission expires 8/5/2023

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South 89° 59' East 660.0 feet and North 0° 19' 20" West 30.0 feet from the Section corner common to Sections 1, 6, 7 and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North 0° 19' 20" West 150.0 feet to a point; thence South 89° 59' East 134.0 feet to a point; thence South 0° 19' 20" East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North 89° 59' West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office.

ce