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Klamath County, Oregon



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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Michael S. Powell
c/o 148920 Jerry Road
La Pine, OR 97739

Grantor:

Ingrid Wurgler
1585 East Cherry Lynn Road
Phoenix, AZ 85014

Grantee:

Michael S. Powell
c/o 148920 Jerry Road
La Pine, OR 97739

BARGAIN AND SALE DEED

Ingrid Powell, nka Ingrid Wurgler, Grantor, conveys to Michael S. Powell, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is in accordance with the General Judgment of Dissolution of Marriage in the Washington County Circuit Court Case No. C14-1179DRA.

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 15 day of October, 2021.

Ingrid Wurgler

STATE OF ARIZONA. County of Maricopa) ss.

Personally appeared before me this 15 day of October, 2021, the above-named Ingrid Powell, nka Ingrid Wurgler, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Arizona
My Commission expires: May 9, 2025

EXHIBIT 'A'

File No. 453465AM

Parcel 1:

The S1/2 SW1/4 SW1/4 and the SW1/4 SE1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM: A tract of land in the SW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Section 16, lying South 89°21'34" West a distance of 333.00 feet from the Southeast corner of SW1/4 of the SW1/4 of said Section 16; thence North 0°15'11" West 300.00 feet; thence South 89°21'34" West 150.00 feet; thence South 0°15'11" East 300.00 feet to the South line of said Section 16; thence North 89°21'34" East along the South line of said Section 16 150.00 feet to the point of beginning.

Parcel 2:

A tract of land in the SW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Section 16, lying South 89°21'34" West a distance of 333.00 feet from the Southeast corner of SW1/4 of the SW1/4 of said Section 16; thence North 0°15'11" West 300.00 feet; thence South 89°21'34" West 150.00 feet; thence South 0°15'11" East 300.00 feet to the South line of said Section 16; thence North 89°21'34" East along the South line of said Section 16 150.00 feet to the point of beginning.