

2021-017746

Klamath County, Oregon

11/30/2021 02:03:01 PM

Fee: \$92.00

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:

Alexander Stamatovic, Jr. and Karen Stamatovic
34821 Sunset Place
Chiloquin, OR 97624

Return To:

Alexander Stamatovic, Jr. and Karen Stamatovic
34821 Sunset Place
Chiloquin, OR 97624

Order Number:

71668457 - 7911236

STATUTORY BARGAIN AND SALE DEED

ALEXANDER STAMATOVIC, JR., Trustee of the **ALEXANDER STAMATOVIC AND INGBORG STAMATOVIC TRUST** dated April 30, 1976, Grantor, conveys to **ALEXANDER STAMATOVIC, JR.** and **KAREN STAMATOVIC**, husband and wife, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

LOTS 40, 41 AND 42, BLOCK 48, TRACT 1184 — OREGON SHORES, UNIT 2, FIRST ADDITION, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: 34821 Sunset Place, Chiloquin, OR 97624

Parcel ID: 240117

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 24 of November, 2021.

[Handwritten signature]

**ALEXANDER STAMATOVIC, JR., Trustee of the
ALEXANDER STAMATOVIC AND INGEBOG
STAMATOVIC TRUST dated April 30, 1976**

State of Oregon)
County of Klamath) ss.

On the 24 day of November, 2021, personally appeared before me the
above-named **ALEXANDER STAMATOVIC, JR., Trustee of the ALEXANDER STAMATOVIC
AND INGEBOG STAMATOVIC TRUST** dated April 30, 1976, who declared the foregoing
instrument to be his voluntary act and deed.

[Handwritten signature]
Notary Public - State of Oregon

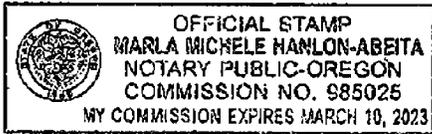


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 240117

Land situated in the City of Chiloquin in the County of Klamath in the State of OR

LOTS 40, 41 AND 42, BLOCK 48, TRACT 1184 — OREGON SHORES, UNIT 2, FIRST ADDITION, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: 34821 Sunset Place, Chiloquin, OR 97624-8711

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.