

2021-018575

Klamath County, Oregon

12/16/2021 10:11:01 AM

Fee: \$97.00

**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  
LESLIE S. NOBLE f/k/a LESLIE S. JEMMETT,  
KATHLEEN SOUTHWELL and STEVE SOUTHWELL

- 3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160  
LESLIE S. NOBLE

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

\$ 0.00 ☐ Other

- 5) **SEND TAX STATEMENTS TO:**

Leslie S. Noble

10645 Preddy Avenue, Unit # 10645,

Klamath Falls, OR 97603

- 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**

**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:**  
Leslie S. Noble  
10645 Preddy Avenue, Unit # 10645,  
Klamath Falls, OR 97603

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

**Order Number:**  
68930107

#667848

**STATUTORY BARGAIN AND SALE DEED**

1

**LESLIE S. NOBLE f/k/a LESLIE S. JEMMETT**, a married woman, and **KATHLEEN SOUTHWELL** and **STEVE SOUTHWELL**, wife and husband, not as tenants in common but with right of survivorship, Grantors, convey to **LESLIE S. NOBLE**, who acquired title as **LESLIE S. JEMMETT**, a married woman, Grantee, the following-described real property located in Klamath County, Oregon:

CONDOMINIUM UNIT SITUATED IN FALCON HEIGHTS CONDOMINIUM, STATE 2, KLAMATH COUNTY, OREGON, FREE OF ENCUMBRANCES AND EXCEPTION:

FALCON HEIGHTS CONDOMINIUM UNIT NUMBER 10645 (PREDDY, AVENUE).

Commonly known as: 10645 Preddy Avenue, Unit # 10645, Klamath Falls, OR 97603-9558

Parcel ID: R-3909-03400-80029-000

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.



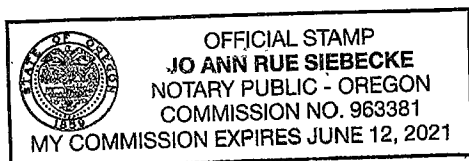
Attached to and becoming a part of Deed between LESLIE S. NOBLE f/k/a LESLIE S. JEMMETT, a married woman, and KATHLEEN SOUTHWELL and STEVE SOUTHWELL, wife and husband, not as tenants in common but with right of survivorship, as Grantors, and LESLIE S. NOBLE, who acquired title as LESLIE S. JEMMETT, a married woman,, as Grantee.

Dated this 8<sup>th</sup> of January, 2021.

Leslie S. Noble  
f/k/a Leslie S. Jemmett  
LESLIE S. NOBLE  
f/k/a LESLIE S. JEMMETT

State of OREGON )  
County of CLATSOP ) ss.

On the 8<sup>th</sup> day of JAN, 2021, personally appeared before me the above-named LESLIE S. NOBLE f/k/a LESLIE S. JEMMETT, who declared the foregoing instrument to be her voluntary act and deed.



Jo Ann Rue Siebecke  
Notary Public - State of OREGON



Attached to and becoming a part of Deed between LESLIE S. NOBLE f/k/a LESLIE S. JEMMETT, a married woman, and KATHLEEN SOUTHWELL and STEVE SOUTHWELL, wife and husband, not as tenants in common but with right of survivorship, as Grantors, and LESLIE S. NOBLE, who acquired title as LESLIE S. JEMMETT, a married woman,, as Grantee.

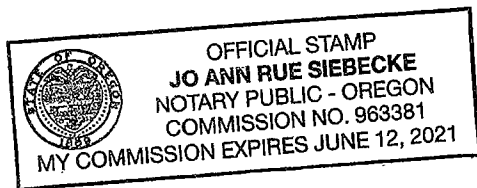
Dated this 8<sup>th</sup> of Jan, 20 21.

Kathleen Southwell  
KATHLEEN SOUTHWELL

Steven Frank Southwell  
STEVE SOUTHWELL

State of OREGON )  
County of CLATSOP ) ss.

On the 8<sup>th</sup> day of JAN, 20 21, personally appeared before me the above-named **KATHLEEN SOUTHWELL** and **STEVE SOUTHWELL**, who declared the foregoing instrument to be her voluntary act and deed.



Jo Ann R Siebecke  
Notary Public – State of OR 12.21

