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NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2022-003429

Klamath County, Oregon



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03/21/2022 12:02:51 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Kurtis Brandon Wood and Jene' C. Wood  
4670 Denver AVE, Klamath Falls  
OR, 97603

Grantor's Name and Address

Kurtis Brandon Wood  
4670 Denver AVE, Klamath Falls  
OR, 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Kurtis Brandon Wood  
4670 Denver AVE, Klamath Falls  
OR, 97603

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

Kurtis Brandon Wood  
4670 Denver AVE, Klamath Falls  
OR, 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kurtis Brandon Wood and Jene' C. Foster FKA Jene' C. Wood as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kurtis B. Wood hereinafter 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):

A piece or parcel of land situate in the North half of the Southeast quarter of the Northwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West, along the said roadway centerline 1,813.7 feet, to a point in the West boundary of the said Section 11, and North 0 degrees, 13 1/2' West, 1,662.5 feet to said section corner, and running thence South, 0 degrees 01' East 331.15 feet to a point in the Southerly boundary of the said North Half of the Southeast quarter of the Northwest quarter of Section 11; thence North 89 degrees 42' East, along said boundary line 98.55 feet; thence North 0 degrees 01' West 331.10 feet, more or less, to an intersection with the centerline of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway centerline 98.55 feet, more or less, to the said point of beginning.

(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 \$ 0. 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 March 18, 2022; 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 Klamath

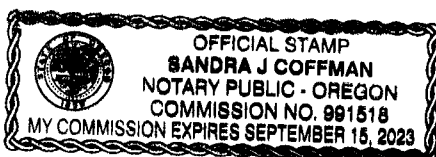
This instrument was acknowledged before me on March 18, 2022  
by Jene C Wood + Kurtis B Wood

This instrument was acknowledged before me on

by

as

of



Sandra J. Coffman  
Notary Public for Oregon  
My commission expires Sept 15, 2023