

2022-003822

Klamath County, Oregon



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03/30/2022 08:40:22 AM

Fee: \$87.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPF

Buckley J. Lokey and
Jodie Lokey who acquire

2144 Patterson St.
Klamath Falls, OR 97603

Grantor's Name and Address

Buckley J. and Jodie Lokey
Tia Dufour

2144 Patterson St. Klamath Falls OR
97603

Grantee's Name and Address

After recording, return to (Name and Address):

Buckley J. Lokey & Jodie Lokey
2144 Patterson St.
Klamath Falls, OR 97603

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

Buckley J. and Jodie Lokey
2144 Patterson St.
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Buckley J. Lokey and Jodie Lokey

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Buckley J. Lokey, Jodie Lokey and Tia Dufour with rights of Survivorship, 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):

Parcel # 507240

2144 Patterson St.
Klamath Falls, OR 97603

See Attached

(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 \$Love & Affection.^① 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.^① (The sentence between the symbols ^①, 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 _____ ss.

This instrument was acknowledged before me on March 29, 2022, by Buck LokeyThis instrument was acknowledged before me on March 29, 2022, by Jodie Lokeyas Notary of Oregonof State of Oregon

Notary Public for Oregon

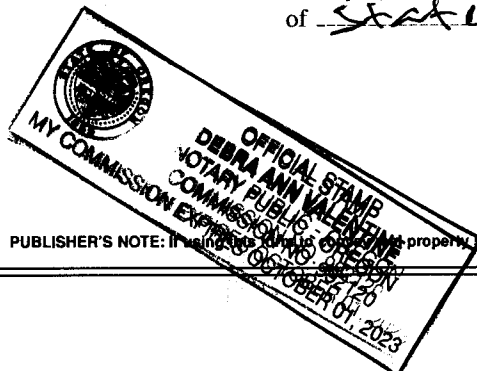
My commission expires 10/1/23

EXHIBIT 'A'

File No. 115676AM

All that portion of the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 660 feet North and 1,260 feet East of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor which iron pin is 30 feet East of the center of the road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence West 270 feet; thence North 132 feet; thence East 270 feet; thence South 132 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet, parallel and adjacent to the Westerly right of way of Patterson Street.