



THIS SPACE RESERVED FOR

2022-004223  
Klamath County, Oregon  
04/01/2022 09:39:01 AM  
Fee: \$87.00

Lonnie Gomez and Melinda Gomez  
5705 Pinnacle Place  
Klamath Falls, Or. 97603  
Grantor's Name and Address

Connie Jo Traylor  
1801 Thrall St.  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording return to:  
Connie Jo Traylor  
1801 Thrall St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Connie Jo Traylor  
1801 Thrall St.  
Klamath Falls, OR 97601

File No. 525200AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Lonnie Gomez and Melinda Gomez, as Tenants by the Entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Connie Jo Traylor, formerly known as Connie Jo Dusan,

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 the County of Klamath, State of Oregon, described as follows, to wit:

Lot 4, Block 13, FIRST ADDITION TO BLY, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO

Beginning at the Southeasterly corner of Lot 5, Block 13, FIRST ADDITION TO BLY, Klamath County, Oregon; thence along the Southerly line of said Lot 5 North 88° 47' West 46 feet; thence parallel with the Easterly line of said Lot 5 North 1° 13' East 70.6 feet, more or less to the Northerly line of said Lot 5; thence along the Northerly line of said Lot 5 South 83° 37' East 46.04 feet, more or less to the Northeast corner of said Lot 5; thence along the Easterly line of said Lot 5 South 1° 13' West 58.86 feet to the point of beginning, being a strip of land 46 feet in width measured off the Easterly side of said Lot 5 in said Block 13.

TOGETHER WITH that portion of vacated Kendall Lane by Order of County Commissioners dated March 19, 1979, which inurred thereto.

The true consideration for this conveyance is Fulfillment Deed.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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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.

In Witness Whereof, the grantor has executed this instrument this 31<sup>st</sup> day of MARCH 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Lonnie Gomez  
Lonnie Gomez

Melinda Gomez  
Melinda Gomez

State of Oregon } ss  
County of Klamath }

On this 31<sup>st</sup> day of MARCH, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Lonnie Gomez and Melinda Gomez, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 7-29-25

