

2022-005385

Klamath County, Oregon

04/28/2022 10:00:01 AM

Fee: \$92.00

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

GRANTOR'S NAME:

Elizabeth Clark

GRANTEE'S NAME:

Gregory Clark

AFTER RECORDING RETURN TO:

Gregory Clark
5130 Bristol Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Gregory Clark
5130 Bristol Avenue
Klamath Falls, OR 97603-8107

R557597, R-3909-011Db-01900-000
5130 Bristol Avenue, Klamath Falls, OR 97603-8107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Elizabeth Clark, Grantor, conveys to Gregory Clark who acquired title as Gregory L. Clark , Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Attached Exhibit 'A' Legal Description

The true consideration for this conveyance is to comply with the terms and provisions of the Decree of Dissolution of Marriage Property Settlement Agreement Case No.: 19DR10773 (See ORS 93.030).

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.

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-26-2022

Elizabeth Clark
Elizabeth Clark

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 26th, 2022 by Elizabeth Clark.

Myra D Cundiff
Notary Public - State of Oregon

My Commision Expires 1-28-2025

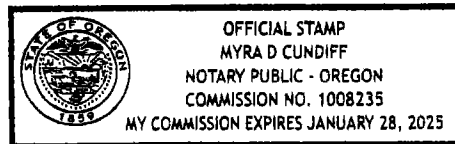


EXHIBIT "A"

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

Beginning at a point in the center line of a 60 foot roadway, from which the quarter section corner common to Section 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89°28' West along the said roadway center line 460.1 feet, and South 0°09' East along the North and South center line of the said Section 11, as marked on the ground by a well established fence line 1663.6 feet; and running thence South 0°16' East 190 feet to a point; thence South 89°31 1/2' East parallel to the South boundary of said South half of the Northwest quarter of the Southeast quarter, a distance of 85 feet to a point; thence North 0°16' West a distance of 190 feet to a point in the centerline of said 60 foot roadway; thence South 89°28' West a distance of 85 feet, more or less to the point of beginning.