

Prepared By:
Kerry-Frances Bourne, Esq.
P.O. Box 178
Marblehead, MA 01945
OR Bar ID: 206537

**Until a Change is Requested,
Mail Tax Statements To:**
Desiree C. Caruthers
3039 Crest St.
Klamath Falls OR 97603

Return To:
Desiree C. Caruthers
831 Rood Ave.
Sacramento CA 95838

Order Number:
72353199
72353199-8294717

STATUTORY BARGAIN AND SALE DEED

DESIREE C. CARUTHERS, a married person, Grantor, conveys to **CHARLES J. CARUTHERS** and **DESIREE C. CARUTHERS**, a married couple, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

PARCEL 2 OF LAND PARTITION 14-97 SITUATED IN THE NE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Parcel ID: 3909-010AA-00802

Commonly known as 3039 Crest St., Klamath Falls, OR 97603

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.

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Dated this 16 of May, 20 22.

Desiree C Caruthers
DESIREE C. CARUTHERS

State of _____)
County of _____) ss.

On the _____ day of _____, 20_____, personally appeared before me the above-named **DESIREE C. CARUTHERS**, who declared the foregoing instrument to be her voluntary act and deed.

*see attached
California
acknowledgment
bjs*

Notary Public – State of _____



ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California

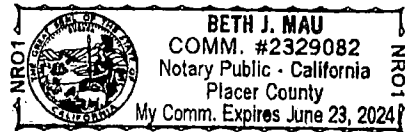
County of Sacramento

On may16, 2022, before me, Beth J. Mau, Notary Public,
personally appeared Desiree C. Caruthers
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument, the
person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Beth J. Mau



My Commission Expires: June 23, 2024

Commission Number: 2329082

Name of Document: Statutory Bargain and Sale Deed

Date of Document: may16,22 Number of Pages: two

Signers Other Than Named Above none