

2022-006852

Klamath County, Oregon

06/01/2022 08:24:01 AM

Fee: \$92.00

**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, TOWNSHP 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.

[SPACE INTENTIONALLY LEFT BLANK]

PAGE 1 of 2



PCL

72353199DBNS01010102

Dated this 16 of May, 2022.

Desiree C Caruthers  
DESIREE C. CARUTHERS

State of \_\_\_\_\_  
County of \_\_\_\_\_

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  
by*

Notary Public - State of \_\_\_\_\_

*Unofficial  
Copy*



## 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