

Neal Buchanan

Returned at Counter

GRANTOR NAME AND ADDRESS

STEPHEN RAY HAMPTON
1610 N. Eldorado Avenue
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

MICHAEL PAUL HAMPTON
2105 ½ Hope Street
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

GRANTEE
2105 ½ Hope Street
Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:
GRANTEE
2105 ½ Hope Street
Klamath Falls, Oregon 97603

2022-007101

Klamath County, Oregon



00301378202200071010020026

06/07/2022 09:17:18 AM

Fee: \$87.00

BARGAIN AND SALE DEED - STATUTORY FORM

STEPHEN RAY HAMPTON, Grantor, conveys to **MICHAEL PAUL HAMPTON, Grantees,** the following described real property civilly described as 2105 and 2105 ½ Hope Street, Klamath Falls, Oregon and legally described as follows, to-wit:

A portion of the SE ¼ of the NW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the South boundary of the said SE ¼ of NW ¼, 495 feet East of the Southwest corner of said SE ¼ of NW ¼; thence North and parallel with the West line of said SE ¼ of NW ¼, 820 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel with the North line of said SE ¼ of NW ¼, 165 feet; thence North and parallel to the West line of the said SE ¼ of NW ¼, 100 feet; thence West and parallel with North line of said SE ¼ of NW ¼, 165 feet; thence South and parallel with the West line of said SE ¼ of NW ¼, 100 feet to the place of beginning;

Subject to a right of way 6 feet wide off the Easterly side of described tract for use as an irrigation lateral; and further subject to an easement 20 feet wide off the Westerly side of the tract herein conveyed for use as a roadway.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised which part of the consideration being to clear title.

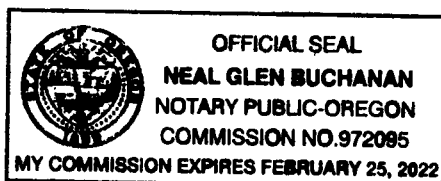
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 30th day of September, 2021.

Stephen Ray Hampton
STEPHEN RAY HAMPTON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 30th day of September, 2021 by **STEPHEN RAY HAMPTON**.



Neal Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-25-22