

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2022-008176

Klamath County, Oregon



00302621202200081760020020

07/05/2022 01:15:30 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

NATALEE JEFFREY
1155 BLY MOUNTAIN CUTOFF RD
BONANZA, OR 97623
Grantor's Name and Address

ELY + WILLIAM CARTWRIGHT
PO BOX 1135
BORING, OR 97009
Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

ELY CARTWRIGHT
PO BOX 1135
BORING, OR 97009

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that NATALEE JEFFREY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
ELY + WILLIAM CARTWRIGHT + ELY CARTWRIGHT WITH RIGHT OF SURVIVORSHIP
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 Klamath County, State of Oregon, described as follows (legal description of property):

T-39, R-11, S-30, TL-200
COMMONLY KNOWN AS 1155 BLY MOUNTAIN CUTOFF RD
BONANZA, OR 97623

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on July 5, 2022 : any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 5, 2022

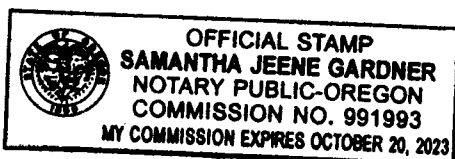
by Natalie Jeffrey

This instrument was acknowledged before me on

by

as

of



Samantha Gardner
Notary Public for Oregon
My commission expires Oct 20, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of land located in the East 600 feet of Government Lot 1, Section 3, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is located South 89° 44' 24" West 600 feet and North 0° 17' 27" West 60.00 feet from the N1/16 corner of Sections 2 and 3; thence North 38° 39' 49" East 768.44 feet; thence North 33° 27' 06" East 135.54 feet; thence North 31° 39' 37" West 136.37 feet; thence North 49° 06' 11" West 234.68 feet more or less to the east right of way line of the Bonanza-Bly Mountain Cut-Off Road; thence Southerly on said East right of way line, on a 439.26 ft. radius curve right, the long chord of which is 136.94 ft; thence South 45° 17' 59" West 178.20 feet; thence on a 686.20 ft. radius curve left the long chord of which is 162.56 ; thence leaving said east right of way line, South 0° 17' 27" East 620.21 feet, more or less to the point of beginning.

That portion of Lot 1 in Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly of the Market Road extending from Bonanza to Lakeview Junction and Westerly of property heretofore conveyed to Town of Bonanza, by Deed dated April 25, 1947, said property so conveyed to Town of Bonanza being further described as being the Easterly 600 feet of said Lot 1 of said Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.