



After recording return to:  
Joan Marlene Bailey  
1344 California St.  
Klamath Falls OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Joan Marlene Bailey  
1344 California St.  
Klamath Falls OR 97601

File No.: 7161-3924899 (SA)  
Date: April 07, 2022

THIS SPACE RESERVED FOR RECORDERS USE

2022-009014

Klamath County, Oregon

07/22/2022 01:05:01 PM

Fee: \$97.00

#### STATUTORY BARGAIN AND SALE DEED

**Joan Marlene Bailey and Joshua Lee Bailey**, Grantor, conveys to **Joan Bailey**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See Attached Exhibit A**

The true consideration for this conveyance is **Per the terms and provisions set forth in Decree of Dissolution of Marriage filed April 27, 2020; in Case No. 20DR04589 in the Circuit Court of the State of Oregon for Klamath County..** (Here comply with requirements of 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

APN: 367070

Bargain and Sale Deed  
- continued

File No.: 7161-3924899 (SA)  
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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.

Dated this 6th day of June, 2022.

Joan Marlene Bailey

Joshua Lee Bailey

Joshua Lee Bailey

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Joan Marlene Bailey**.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

STATE OF Virginia )  
County of Spotsylvania )ss.  
)

This instrument was acknowledged before me on this 6th day of June, 2022  
by **Joshua Lee Bailey**.



WLR

\_\_\_\_\_  
Notary Public for Virginia  
My commission expires: 09/30/2026

Notarized online using audio-video communication

APN: 367070

Bargain and Sale Deed  
- continued

File No.: 7161-3924899 (SA)  
Date: 04/07/2022

Dated this 20 day of July, 2022.

Joan Marlene Bailey  
Joan Marlene Bailey

Joshua Lee Bailey

STATE OF ~~Oregon~~ Indiana,  
County of ~~Klamath~~ Monroe ) ss.

LINDA S SCITES  
Notary Public - Seal  
Marion County - State of Indiana  
Commission Number NP0727939  
My Commission Expires Jul 28, 2028

This instrument was acknowledged before me on this 20 day of July, 2022  
by **Joan Marlene Bailey**.

Notary Public for ~~Oregon~~ Indiana  
My commission expires: 7-28-28

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Joshua Lee Bailey**.

Notary Public for Oregon  
My commission expires:

**A PORTION OF LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, 100 FEET; THENCE ON A LINE PARALLEL WITH THE WESTERLY LINE OF CALIFORNIA AVENUE TO THE NORTHERLY LINE OF SAID LOT; THENCE TO THE PLACE OF BEGINNING, BEING THE EASTERLY 100 FEET OF LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.**

**LESS THE WESTERLY 3 FEET OF SAID DESCRIBED PREMISES CONVEYED TO T.B. WATTERS BY DEED DATED APRIL 1, 1942, RECORDED MARCH 6, 1944 IN BOOK 163 AT PAGE 51, DEED RECORDS OF KLAMATH COUNTY, OREGON.**

**NOTE: This legal description was created prior to January 1, 2008.**