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2022-009852

Klamath County, Oregon



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08/12/2022 02:06:42 PM

Fee: \$97.00

RETURN TO:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

Paul J. Carney
332 N 11th Street #8
Klamath Falls, OR 97601

Grantors:

Paul J. Carney
332 N 11th Street, #8
Klamath Falls, OR 97601

Patricia A. Carney
330 N 11th Street
Klamath Falls, OR 97601

Grantee:

Ramona Apartments, LLC, an
Oregon Limited Liability Company
332 N. 11th Street, #8
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Paul J. Carney and Patricia A. Carney, Grantors, convey to Ramona Apartments, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

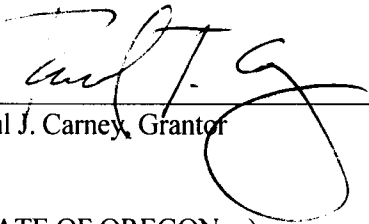
See Exhibit A, attached hereto and incorporated herein.

The true and actual consideration for this transfer is \$0.00.

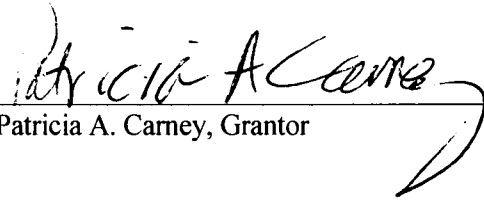
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED this 5th day of August, 2022.



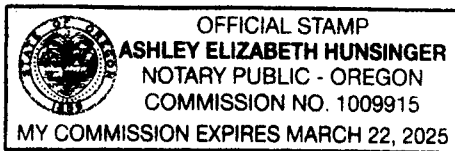
Paul J. Carney, Grantor

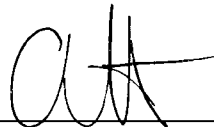


Patricia A. Carney, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 5 day of August, 2022, the above-named Paul J. Carney and Patricia A. Carney, Grantors, and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 3/22/25

EXHIBIT A

Property situated in Klamath County, State of Oregon, and described as follows:

Commencing at the SW corner of Lot 5, Block 45, NICHOLS ADDITION to Linkville (now City of Klamath Falls, Oregon); thence northwesterly 40 feet along the easterly line of Tenth Street; thence northeasterly, at right angles to Tenth Street, 66.83 feet to the easterly line of said Lot 5, being the point of beginning; thence northwesterly, parallel with Tenth Street, 40 feet; thence southwesterly, at right angles to Tenth Street, 1.83 feet; thence southeasterly, parallel to Tenth Street, 40 feet; thence northeasterly, at right angles to Tenth Street, 1.83 feet to the point of beginning.

and also:

Part of Lot 5, Block 45, NICHOLS ADDITION to Klamath Falls, Oregon, described as follows: Beginning at a point 160 feet northwesterly along the northeasterly side of 10th Street in Nichols Addition to the City of Klamath Falls, Oregon, from the corner of 10th and High Streets in said Nichols Addition; running thence at right angles 65 feet; thence at right angles in a northwesterly direction 40 feet; thence at right angles in a southwesterly direction 65 feet to Tenth Street; thence at right angles in a southeasterly direction along 10th Street 40 feet to the place of beginning.

Also commencing at the southwesterly corner of Lot 5, Block 45, Nichols Addition to Linkville (now City of Klamath Falls, Oregon); thence northwesterly along the easterly line of 10th Street 40 feet; thence northeasterly at right angles to 10th Street 66.83 feet to the easterly line of said Lot 5, being the point of beginning; thence northwesterly parallel with 10th Street 10 feet; thence northeasterly at right angles to 10th Street 66.83 feet to the easterly line of Lot 6 of said Block; thence southeasterly parallel with 10th Street 10 feet; thence southwesterly parallel with High Street 66.83 feet to the point of beginning.

Lot "C" and the Northerly 40 feet of Lot "D" of the re-subdivision and supplemental plat of Lots 1, 2, 7 and 8 of Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; and

Beginning at a point on the Westerly line of Lot 5 of Block 45 of NICHOLS ADDITION to Linkville (now City of

Klamath Falls) Oregon, 112.14 feet Southerly from the Northwestern corner of said Lot; thence Northeasterly and parallel with High Street 65 feet to the Easterly line of said Lot; thence Northwesterly along the Easterly line of said Lot 25 feet; thence Southwesterly and parallel with High Street, 65 feet to the Westerly line of said Lot 5; thence Southeasterly along the Westerly line of said Lot to the place of beginning.

Also, a portion of Lot 6 in Block 45 in NICHOLS ADDITION to the City of Klamath Falls, Oregon 70 feet deep, measured on line between Lots 5 and 6 of said Block and the full width of said Lot 6, to-wit: 66.83 feet wide by the Supplemental plat of said Addition, said Tract being further described as follows: Beginning 90 feet Southeasterly along the line between Lots 5 and 6 of said Block 45 from the Southerly line of Washington (formerly Canal) Street; thence Northeasterly at right angles to said line between Lots 5 and 6, 66.83 feet, more or less, to the Easterly line of said Lot 6; thence Southeasterly along said line of Lot 6, 70 feet; thence Southwesterly at right angles to said Easterly line of Lot 6, 66.83 feet, more or less, to the Westerly line of said Lot 6; thence Northwesterly along said Westerly line 70 feet to the place of beginning. TOGETHER WITH an easement for private driveway over and across a strip of land 10 feet wide (measured on Washington Street) and running along the Easterly line of that portion of said Lot 6, Block 45, lying Northerly of the portion herein conveyed. Also, an easement for sewer from the portion of land herein conveyed to connect sewer with the sewer on the portion of Lot 6 aforesaid lying Northerly of the tract herein conveyed.

The above said property is conveyed subject to: Rights of the public in and to any portion of the property lying within the limits of streets, roads or highways; easements and rights of way of record and those apparent on the land; regulations, conditions, covenants, reservations and restrictions of record.