

GRANTOR:  
Edward Teachout

GRANTEE:  
Gina Teachout

~~AFTER RECORDING RETURN TO:  
Anthony H.B. Wilson  
21825 SE Stark Street, Suite C  
Gresham, OR 97030~~

SEND TAX STATEMENTS TO:  
Gina Teachout  
15515 SE Royer Rd  
Damascus, OR 97089

2022-010339

Klamath County, Oregon



00305165202200103390010018

08/25/2022 02:05:05 PM

Fee: \$82.00

**BARGAIN AND SALE DEED**  
(INDIVIDUAL GRANTOR)

KNOW ALL MEN BY THESE PRESENTS, that **Edward Teachout**, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Gina Teachout**, and unto Grantee's heirs, successors, and assigns, all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, situated in the county of Klamath, State of Oregon, described as follows: to-wit:

**Lot 27, Harriman Park, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon**

To have and to hold the same unto said Grantee and Grantee's heirs, successors, and assigns forever.

The true consideration for this conveyance is \$ 1.00. (Here, comply with the requirements of ORS 93.030)

Actual consideration consists of terms under dissolution of marriage proceeding in Clackamas County, Oregon

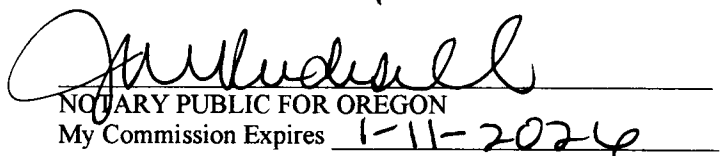
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25.010, TO VERIFY 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.

  
EDWARD TEACHOUT

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on January 21, 2021 <sup>3</sup> one  
by **Edward Teachout**.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 1-11-2024