

RECORDING REQUESTED BY:

2022-010368

Klamath County, Oregon

08/26/2022 10:14:01 AM

Fee: \$92.00

Western

1777 SW Chandler Ave., Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

Calvin Andrus and Jesse Andrus  
21364 Oakview Drive  
Bend, OR 97701

**SEND TAX STATEMENTS TO:**

Calvin Andrus and Jesse Andrus  
21364 Oakview Drive  
Bend, OR 97701

208 Mortimer Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Calvin Andrus, Grantor, conveys to Calvin Andrus and Jesse Andrus, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance vesting change only(\$0.00). (See 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 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.

# BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-25-22

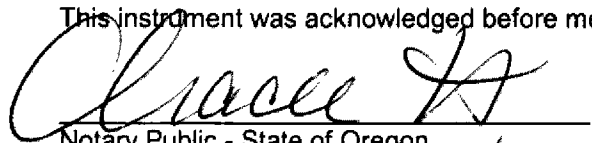


Calvin Andrus

State of Oregon

County of Washington

This instrument was acknowledged before me on 8/25/22 - by Calvin Andrus.



Notary Public - State of Oregon

My Commission Expires: 8/16/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Easterly 75.75 feet portion of Lot 6, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said addition on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning.