

BC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-011863

Klamath County, Oregon



00306939202200118630010019

10/03/2022 12:35:05 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Rickie L. Lane

5106 Harlan Drive

Klamath Falls, Oregon 97603

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

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

Rickie L. Lane

5106 Harlan Drive

Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED TO SELF AND OTHERS CREATING A TENANCY IN COMMON

Rickie L. Lane herein called ("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to grantor and Rickie L. Lane and Sheryl A. Lane, Husband and wife.

_____, (collectively "grantees"), all of that certain real property, with all rights and interests belonging or relating thereto, as tenants in common (check one) ☒ with ☐ without right of survivorship (if no box is checked there will be no right of survivorship), situated in Klamath County, Oregon, described as follows (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

A portion of Tract No. 45, Homedale, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of ~~5446~~ Harlan Drive, 72.6 feet Northwesterly along said line from the most Easterly corner of Tract 45, Homedale, Klamath County, Oregon, and continuing Northwesterly along said line a distance of 72.6 feet; thence Southwesterly at right angles a distance of 300 feet to the Westerly line of said Tract 45; thence Southeasterly along the Westerly line of said Tract 45 a distance of 72.0 feet; thence Northeasterly at right angles a distance of 300 feet to the point of beginning.

LESS AND EXCEPT the Southerly 5 feet thereof.

To Have and to Hold the same to grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid by grantees to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

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.

Grantor has executed this instrument on October 3, 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 ss.

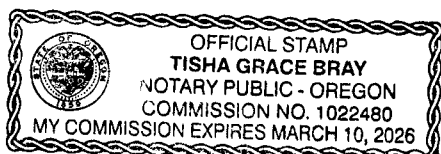
This record was acknowledged before me on October 3, 2022,
by Rickie Lane

This record was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires March 10, 2026