

2022-012096

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00307205202200120960020027

10/07/2022 03:35:12 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Nona Mann  
2121 S.E. Belmont St. Appt. 307  
Portland OR, 97214

GRANTEE'S NAME AND ADDRESS:

Donna Joan Andersen  
11616 Bliss Rd.  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Donna Joan Andersen  
11616 Bliss Rd.  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

**NONA MANN** hereinafter referred to as grantor, conveys to **DONNA JOAN ANDERSEN**, hereinafter referred to as grantee, the entirety of grantor's interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

All of the Westerly 80.6 feet of Tract 25, except the Northerly 45 feet thereof, and all of the Tract 32 of Townsend Tracts, according to the official plat thereof on file in Klamath County, Oregon. EXCEPTING the following two portions of Tract 32, to-wit:

Parcel One: The Easterly 5 feet of said Tract 32;

Parcel Two: Commencing at the Southeast corner of Tract 25 of said Townsend Tracts; thence South on a line parallel to the West line of said Tract 32 a distance of 17.75 feet; thence West on a line parallel to and 17.75 feet distant from the the North line of said Tract 32 a distance of 100 feet; thence North on a line parallel to West line of said Tract 32 a distance of 17.75 feet to the North line of said Tract 32; Thence East along the North line of Tract 32 a distance of 100 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of) ( the whole consideration).

IN WITNESS WHEREOF, the grantor has executed this instrument this 3 day of October, 2022.

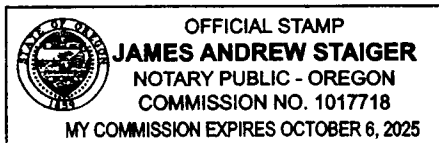
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Nona Mann

STATE OF OREGON; County of Multnomah ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3<sup>rd</sup> day of October,  
2022, by Nona Mann



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: