

Returned at Counter

2022-012097
Klamath County, Oregon

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



10/07/2022 03:35:36 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:
Nita Laursen
8490 Cripple Creek
Frisco, TX 75034

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

NITA LAURSEN 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 the office of the County Clerk, 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.

Nita Laursen
Nita Laursen

STATE OF TEXAS; County of Collin) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of October 2022, by Nita Laursen.

Lisbeth Martinez
NOTARY PUBLIC FOR TEXAS
My Commission expires: 08-25-26

