



THIS SPACE RESERVED FOR RECORDER'S USE

Joshua L. DuBose
5518 Balsam Drive
Klamath Falls, OR 97601

Grantor's Name and Address

Joshua L. Dubose and Judy D. Allen
5518 Balsam Drive
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:
Joshua L. Dubose and Judy D. Allen
5518 Balsam Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Joshua L. Dubose and Judy D. Allen
5518 Balsam Drive
Klamath Falls, OR 97601

File No. 567989AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Joshua L. DuBose

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Joshua L. Dubose and Judy D. Allen, not as tenants in common, but with rights of survivorship,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

That certain parcel of land more particularly described as commencing at the Northeast corner of the SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 260 feet to the true point of beginning; thence South 319 feet; thence West 410 feet; thence North 319 feet; thence East 410 feet, more or less, to the true point of beginning, all of the above land being located in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Balsam Drive.

ALSO SAVING & EXCEPTING THEREFROM the West 151 feet deeded to Arlie A. Moore and Lenora Moore in Deed recorded August 31, 1989 in Book M-89 at Page 16374.

The true consideration for this conveyance is to clear title .

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

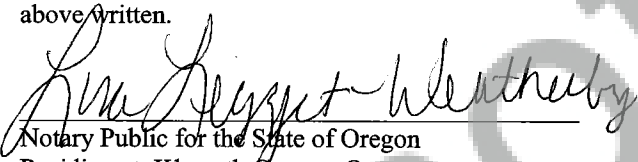
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

In Witness Whereof, the grantor has executed this instrument this 17 day of November, 2022, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Joshua L. Dubose

State of Oregon } ss
County of Klamath }

On this 17 day of November, 2022, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Joshua L. Dubose, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10/1/2023

