

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2022-013604

Klamath County, Oregon



00308942202200136040020023

11/22/2022 10:51:07 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Michelle H. Tyree
5707 Bryant Ave
Klamath Falls, OR 97603
Grantor's Name and Address

Anthony Tyler Tyree, 35105 Sprague
River Rd, Sprague River, OR 97639
Rayla Jaye Tyree Nessel, 8760 Elliott Rd
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name and Address):
Michelle H. Tyree
5707 Bryant Ave
Klamath Falls, OR 97603

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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Michelle H. Tyree

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Anthony Tyler Tyree and Rayla Jaye Tyree Nessel; 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 Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit "A" Which Is Made A Part
Hereof By This Reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. with the Rights of Survivorship

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ .^① However, the MHT actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.^① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

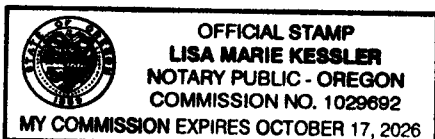
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11/22/22; 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 instrument was acknowledged before me on November 22, 2022, by Michelle H. Tyree

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.



Lisa M. Kessler
Notary Public for Oregon
My commission expires Oct 17, 2026.

Exhibit A
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. AND THE Easterly 32 feet of the following described parcel conveyed to J. C. Beller and Sharon M. Beller, husband and wife, by deed recorded November 30, 1994 in Volume M94, page 36540, Microfilm Records of Klamath County, Oregon:

Beginning at the Southwest corner of Tract 25 of VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence East along the South line of said Lot 25 to the West line of Block 3, of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Block 3 to the South line of Block 1 of CASA MANANA; thence West along the South line of Block 1 of CASA MANANA and the South line of Block 1 extended to a point on the West line of Lot 25 VICORY ACRES; thence South along the West line of VICORY ACRES to the point of beginning.