

2022-013955

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE R



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12/05/2022 11:55:37 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Michael Merrigan & Marcia Bonner Mendell  
471 W Montecito Ave  
Sierra Madre CA 91024

Grantor's Name and Address

Dawn E. Merrigan  
11731 Clovis Court  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Michael Merrigan & Marcia Bonner Mendell  
471 W Montecito Ave  
Sierra Madre CA 91024

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

Dawn E. Merrigan  
11731 Clovis Court  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Michael W. Merrigan & Marcia Bonner Mendell,  
Trustees of the Michael Merrigan and Marcia Bonner Mendell Family Trust  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Dawn Elaine Merrigan  
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): 11731 Clovis Ct., Klamath Falls, OR 97603

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols <sup>①</sup>, 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 10/31/2022; 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.

Michael W. Merrigan  
Marcia Bonner Mendell

STATE OF CALIFORNIA, County of LOS ANGELES ss.This instrument was acknowledged before me on OCTOBER 31, 2022  
by MICHAEL W. MERRIGANThis instrument was acknowledged before me on OCTOBER 31, 2022  
by MARCIA BONNER MEUDELLas  
of

Clair  
Notary Public for CALIFORNIA  
My commission expires 04-14-2026

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 1, Block 1, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said Lot 1, Block 1 being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South  $01^{\circ} 48' 53''$  West along the Westerly boundary of said Lot 1, 170.53 feet; thence South  $72^{\circ} 46' 40''$  East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 feet radius curve to the left (delta  $-7^{\circ} 00' 11''$  32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said lot line North  $00^{\circ} 08' 00''$  East 210.74 feet to a point on the North line of said Lot 1; thence North  $89^{\circ} 58' 00''$  West along said lot line 132.20 feet to the point of beginning.