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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2022-013997

Klamath County, Oregon



00309406202200139970030035

12/06/2022 08:53:34 AM

Fee: \$92.00

SPACE RESERVED  
FOR  
RECORDER'S USEAnne Warren + Peter Warren  
8 West Way  
Lymington SO41 8DZ U.K.

Grantor's Name and Address

Paul Tutter  
9075 Hwy 101  
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Paul Tutter  
9075 Hwy 101  
Klamath Falls OR 97601

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

Paul Tutter  
9075 Hwy 101  
Klamath Falls OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Anne Warren and Peter Warren

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Paul Tutter

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 (attached)

(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 \$ . 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 ☐ and ☒, 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 21st October 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.

Anne Warren  
Peter Warren

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on 21st October 2022

by CANOL ANNE WARREN

This instrument was acknowledged before me on 21st October 2022

by PETER JEFFREY WARREN

as THEIR JOINT, BOTH

of 8 WEST WAY, LYMINGTON SO41 8DZ

63 HIGH STREET POON LAWS  
LYMINGTON  
HAMPSHIRE  
SO41 9ZT  
ENGLAND

Notary Public for Oregon ENGLAND

My commission expires AT DEATH

Exhibit A

A tract of real property in the NE 1/4 of the NW 1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described and recorded in Volume 253, Page 138, Deed Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the quarter section corner common to Sections 27 and 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the section line a distance of 257.80 feet; thence South 122.00 feet; thence South 31° 05' East, a distance of 391.17 feet, more or less, to the most Easterly corner of that parcel of land described and recorded in Volume 253, Page 139, Deed Records of Klamath County, Oregon, said corner being on the Northerly right of way boundary of the Klamath Falls-Ashland Highway; thence North 48° 08' East along the Northerly right of way boundary of said highway, a distance of 75.00 feet to the North-South centerline of Section 27; thence North along same, 407.00 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof as conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded April 26, 1989 in Volume M89, Page 7062, Microfilm Records of Klamath County, Oregon, as corrected by deed recorded August 11, 1989 in Volume M89, Page 14893, Microfilm Records of Klamath County, Oregon, and as further corrected by deed recorded September 25, 1989 in Volume M89, Page 18020.

CODE 020 MAP 3908-02700 TL 00900 KEY #498312

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.

6186.

