

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-000081

Klamath County, Oregon



00310350202300000810020029

01/05/2023 12:26:04 PM

Fee: \$87.00

Returned at Counter

JEFF JOSEPH HANSEN  
22323 HWY 140 EAST  
DAIRY OR 97625

Grantor's Name and Address

KIM LORENE KNIGHT  
P.O. BOX 362  
CHILOQUIN OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

KIM LORENE KNIGHT  
P.O. BOX 362  
CHILOQUIN OR 97624

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

KIM LORENE KNIGHT  
P.O. BOX 362  
CHILOQUIN OR 97624

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

JEFF JOSEPH HANSEN

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

KIM LORENE KNIGHT

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 ATTACHED: ON BACK EXHIBIT A

\* CONVEY INTEREST ACQUIRED THROUGH THE  
DOUGLAS GILBERT HANSEN, CASE NO.  
18PB05452.

(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 \$ ~~100,000~~ . 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 " ", 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 NOVEMBER 22<sup>ND</sup>, 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.

*Jeff J. Hansen*

STATE OF OREGON, County of KLAMATH ss.

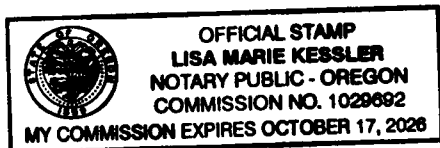
This instrument was acknowledged before me on January 5, 2023,  
by JEFF JOSEPH HANSEN

This instrument was acknowledged before me on

by

as

of



*Lisa M. Kessler*  
Notary Public for Oregon  
My commission expires 10/17/2026.

K-32849

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80407

- WARRANTY DEED -

OSCAR H. CAPELLEN and FLORENCE E. CAPELLEN, husband and wife,  
grantors, convey to DOUGLAS G. HANSEN and JAUNITA M. HANSEN, husband  
and wife, all that real property situate in the County of Klamath, State  
of Oregon, described as: **EXHIBIT A**

A parcel of land situated in the NE 1/4 NW 1/4 of Section  
34, Township 38 South, Range 11 1/2 East of the Willamette  
Meridian, being more particularly described as follows:  
Beginning at the intersection of the East line of the W 1/2  
NE 1/4 NW 1/4 with the North line of the Klamath Falls-  
Lakeview Highway; thence North along said East line to the  
South line of the O.C. & E. Railroad; thence Northeasterly  
along the South line of said railroad a distance of 312  
feet; thence South 10° East 492 feet, more or less, to the  
North line of the Klamath Falls-Lakeview Highway; thence  
Southwesterly along the North line of said highway 312 feet,  
more or less, to the point of beginning.

and covenant that grantor is the owner of the above described property  
free of all encumbrances, except reservations, restrictions, easements  
and rights of way of record and those apparent upon the land; rules,  
regulations, liens and assessments of water users and sanitation dis-  
tricts; and will warrant and defend the same against all persons who  
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty-  
Eight Thousand and No/100ths (\$28,000.00) DOLLARS.

DATED this 16th day of April, 1974.

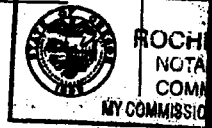
Oscar H. Capellen  
Florence E. Capellen

STATE OF OREGON )  
County of Klamath ) ss.  
April 16, 1974.

Personally appeared the above-named OSCAR H. CAPELLEN and  
FLORENCE E. CAPELLEN, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act. Before me:

Marlene T. Addington  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Marlene T. Addington  
Notary Public for Oregon  
My Commission expires: 3-21-77



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of  
February A.D., 1980 at 2:51 o'clock P.M., and duly recorded in Vol. N80  
of Deeds on Page 2508.

FEE \$3.50

WM. D. MILNE, County Clerk  
By Bernard A. Hetch Deputy

80 FEB 7 PM 2 51

KCTC