

After recording return to:  
AmeriTitle, LLC  
345 SE Third St  
Bend, OR 97702

2023-000086  
Klamath County, Oregon  
01/05/2023 01:47:02 PM  
Fee: \$87.00

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
No change

572876AM

### Statutory Bargain and Sale Deed

Thomas G. Scott, Grantor, who acquired title as Thomas G Scott, former spouse of Carol E Scott, conveys to Thomas G Scott, Grantee, the following described real property:

#### SEE EXHIBIT "A"

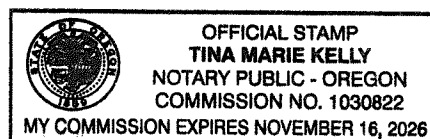
The true consideration for this conveyance is \$NONE. The above referenced real property was awarded to Grantee in proceedings in the Circuit Court for Marion County of the State of Oregon, Case No. 99C-33677, in the matter of the marriage of Thomas G Scott and Carol E Scott, under judgment of dissolution filed on or about December 8, 1999, which judgment awarded the above described property to Grantee and which award of real property Grantor represents, declares and warrants to be an award of the real property described in this deed.

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.

Dated this 27<sup>th</sup> day of December, 20 22.  
Thomas G. Scott  
Thomas G Scott

STATE OF OREGON, County of Marion  
This instrument was acknowledged before me on Dec 27 2022, December 2022, by Thomas G Scott.

Notary Public for Oregon  
My commission expires: 11/16/2026



Return To:



**EXHIBIT A – LEGAL DESCRIPTION**

A tract of land situate in Government Lot 2, NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at North Section corner between Section 24 and 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence South along Section Line between Section 24 and 19, 2030 feet to place of beginning, thence East 460 feet parallel to the North Section Line of Section 19, thence South 270 feet parallel to the West Section Line of Section 19, thence West 460 feet, thence North along common Section Line of Section 19 and 24, 270 feet to point of beginning, all in NW1/4; of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion of the following parcel of land:

Beginning at a point 2160 feet South of the North Section corner between Sections 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence East 530 feet parallel to the North Section line of said Section 19; thence South 200 feet parallel to the West Section line of said Section 19; thence West 530 feet to the West Section Line of said Section 19, thence North 200 feet along said Section line to the point of beginning, of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.