

Returned at Counter

2023-000575

Klamath County, Oregon



00310969202300005750020023

01/27/2023 10:40:06 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Jennifer Schade
431 Main Street
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Austin Wayne Pitcock and Anna Corrine Aylett
18419 West Langell Valley Rd.
Bonanza, OR 97623

CORRECTED BARGAIN AND SALE DEED WITH COVENANTS

*Rerecording at the request of grantor to correct legal description of previously recorded document number 2022-013717.

THE GRANTOR, Linda N. Davis, for and in consideration of: \$190,000.00 grants and releases with covenants to the

GRANTEES: Austin Wayne Pitcock and Anna Corrine Aylett, of 18419 West Langell Valley Rd. Bonanza, OR 97623

the following described real estate, situated at 10835 Langell Valley Rd Bonanza, in the County of Klamath, State of Oregon more specifically described as follows:

A Tract of land situated in the SW 1/4 of the NW1/4 of the Section 4, Township 40 South, Range 13 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" inch iron pin on the center stripe of the County Road from which the West 1/4 corner of said Section 4 bears South 39 degrees 59' 14" West 744.86 feet; thence North 01 degrees 14' 35" East along an existing fence and its Southerly extension, 207.18 feet to an existing fence corner; thence North 89 degrees 19' 39" East, along an existing fence, 150.91 feet to an existing fence corner; thence South 01 degree 48' 00" West, along an existing fence and its Southerly extension, 360.78 feet to a 5/8 inch iron pin on the center stripe of said County Road; thence North 43 degrees 31' 14" West 209.21 feet to the point of beginning.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantees, and to the Grantees heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

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. 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.

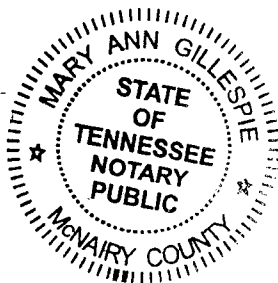
Grantor Signatures:

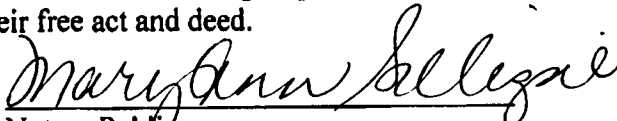

Linda N. Davis

Dated: 1-20-23

STATE OF TENNESSEE, COUNTY OF McNairy, ss:

On this 20 day of January 2023 before me personally appeared Linda N. Davis, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.




Notary Public

Signature of person taking acknowledgment

CSR
Title (and Rank)

My commission expires 09/21/2025