

2023-001159

Klamath County, Oregon

THIS SPACE RESERVED FOR



00311708202300011590040043

02/21/2023 08:51:11 AM

Fee: \$97.00

Returned at Counter

Robin Cartwright

4629 Marsh Hawk Dr

Klamath Falls, OR 97601

Grantor's Name and Address

Robin M. Cartwright and Danielle A. Cartwright

4629 Marsh Hawk Dr

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Robin M. Cartwright and Danielle A. Cartwright

4629 Marsh Hawk Dr

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Robin M. Cartwright and Danielle A. Cartwright

4629 Marsh Hawk Dr

Klamath Falls, OR 97601

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Robin Cartwright**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Robin M. Cartwright and Danielle A. Cartwright, as Tenants by the Entirety**,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


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.

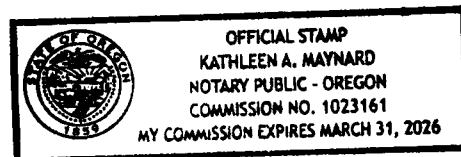
In Witness Whereof, the grantor has executed this instrument this 18 day of February, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Robin Cartwright

State of Oregon} ss  
County of Klamath}

On this 18<sup>th</sup> day of February, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Robin Cartwright, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

PARCEL 1:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Northwesterly and parallel to the Southwesterly line of Tenth Street, a distance of 50 feet to the Southeasterly line of Lincoln Street; thence Northeasterly along said line of Lincoln Street 90 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the following described parcel of real property:

Beginning at a point on the line between Lots 7 and 8 of Block 56, Nichols Addition to the City of Klamath Falls, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7, and running thence Southeasterly parallel with Tenth Street, a distance of 2 feet; thence Southwesterly parallel with Lincoln Street, a distance of 25 feet; thence Northwesterly parallel with Tenth Street, a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.

APN 3809-029DC-12700

PARCEL 2:

A portion of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet to the true point of beginning; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Southeasterly parallel to the Southwesterly line of Tenth Street, a distance of 50 feet; thence Northeasterly parallel to the Southeasterly line of Lincoln Street, a distance of 90 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the point of beginning.

Beginning at a point on the Northeasterly line of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence Northeasterly parallel with Lincoln Street, a distance of 44 feet and 9 inches, more or less, to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

Beginning at a point on the line between Lots 7 and 8 of Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County

Clerk, Klamath County, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7 and running thence Southeasterly parallel with Tenth Street a distance of 2 feet; thence Southwesterly parallel with Lincoln Street a distance of 25 feet; thence Northwesterly parallel with Tenth Street a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.

APN 3809-029DC-12800

PARCEL 3

Lot 2 in Block 101 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3809-032BB-02500

PARCEL 4

Lot 11 in Block 39, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3809-028CB-03700

PARCEL 5

Part of Block 7, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeast line of Oak Street, which point is the most Northerly corner of Lot 4; thence Southeast along the lot line common to Lots 3 and 4, 60 feet; thence Southwest along a line parallel to and 60 feet distant Southeast from Oak Street, to the intersection of said line with the Northeast line of 9th Street; thence Northwesterly along the Northeasterly line of 9th Street to the most Westerly corner of Lot 5; thence Northeast along the Southeast line of Oak Street, 70.93 feet to the point of beginning.

APN 3809-032AA-03400

PARCEL 6

Lots 8, 9, and 11, Block 3, INDUSTRIAL ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3809-033CA-03600