

2023-001229

Klamath County, Oregon



00311795202300012290030031

02/22/2023 12:08:39 PM

Fee: \$92.00

Lloyd Paul Nothiger and Cynthia Marie Wells

2964 Hope St

Klamath Falls, OR 97603

Grantor's Name and Address

Lloyd Paul Nothiger and Misty Dawn Frazier

2964 Hope St

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Lloyd Paul Nothiger and Misty Dawn Frazier

2964 Hope St

Klamath Falls, OR 97603

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

Lloyd Paul Nothiger and Misty Dawn Frazier

2964 Hope St

Klamath Falls, OR 97603

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Lloyd Paul Nothiger and Cynthia Marie Wells,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Lloyd Paul Nothiger and Misty Dawn Frazier, Not as Tenants in Common but with Rights of Survivorship,**

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.

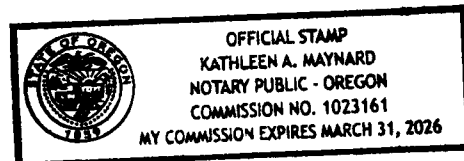
Lloyd Paul Nothiger
Lloyd Paul Nothiger

Cynthia Marie Wells
Cynthia Marie Wells

State of Oregon} ss
County of Klamath}

On this 18th day of February, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Lloyd Paul Nothiger and Cynthia Marie Wells, 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.

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



Legal Description
Exhibit "A"

A portion of Tract 37 of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 37; thence Southerly along the East line of said Tract 37, 100.43 feet to a point; thence Westerly parallel with the North line of said Tract 37 to a point on the Westerly line of said Tract 37; thence Northwesterly along the Westerly line of said Tract 37 to the Northwest corner of said Tract 37; thence Easterly along the North line of said Tract 37, 470.75 feet, more or less, to the point of beginning, less portions conveyed to Klamath County, Oregon, for road as described in Deed Volume 80, page 35, records of Klamath County, Oregon.

SUBJECT TO that portion conveyed to Klamath County, for road purposes, dated September 15, 1960, recorded September 21, 1960, in Deed Volume 324, page 212, records of Klamath County, Oregon.