



THIS SPACE RESERVED FOR RECORDER'S USE

2023-001298

Klamath County, Oregon

02/24/2023 09:25:02 AM

Fee: \$87.00

Christopher Weston

172 Pine Neck Ave

East Patchogue, NY 11772

Grantor's Name and Address

Lisa Weston

163 Union Ave.

Patchogue, NY 11772

Grantee's Name and Address

After recording return to:

Lisa Weston

Same as above

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

Lisa Weston

Same as above

File No. 574488AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Christopher Weston**,

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

Lisa Weston,

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:

A parcel of land situated in the W1/2 W1/2 of the NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the NE corner of the W1/2 W1/2 NW1/4 of said Section 28, thence from said point of beginning South 00 degrees 02' 47" West along the East line of the said W1/2 W1/2 NW1/4 1328.06 feet to a 5/8" iron pin, thence South 89 degrees 50' 37" West 328.88 feet to a 5/8" iron pin, thence North 1328.06 feet to a 5/8" iron in on the North line of the NW1/4, thence North 89 degrees 50' 37" East along the North line of the said NW1/4 329.95 feet to the point of beginning.

The true consideration for this conveyance is Per Divorce Decree, filed in Suffolk County, New York, and recorded in the records of Klamath County, Oregon, as Document #2022-014353.

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 24th day of January, 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.

Christopher Weston
Christopher Weston

State of New York } ss
County of Suffolk }

On this 24th day of January, 2023, before me, Howard Braff, a Notary Public in and for said state, personally appeared Christopher Weston, 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.

Howard Braff
Notary Public for the State of New York
Residing at: 4 Mews Ct; H. Hsவில், NY 11742
Commission Expires: June 07, 2024

