

THIS SPACE RESERVED FOR REC

2023-001411

Klamath County, Oregon



00312031202300014110030037

03/01/2023 11:03:40 AM

Fee: \$92.00

Matthew Russell McComb

PO Box 14015

San Luis Obispo, CA 93406

Grantor's Name and Address

Jennifer Ann Wynn

111 Wallace Place

Arroyo, Grande, CA 93420

Grantee's Name and Address

After recording return to:

Jennifer Ann Wynn

111 Wallace Place

Arroyo, Grande, CA 93420

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

Jennifer Ann Wynn

111 Wallace Place

Arroyo, Grande, CA 93420

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Matthew Russell McComb** also known as **Matthew R. McComb** and **Jennifer Ann Wynn** also known as **Jennifer A. Wynn**,

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

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.

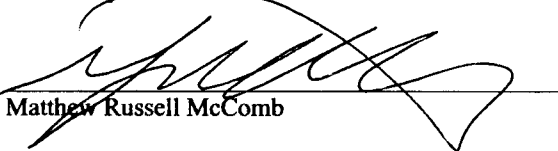
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

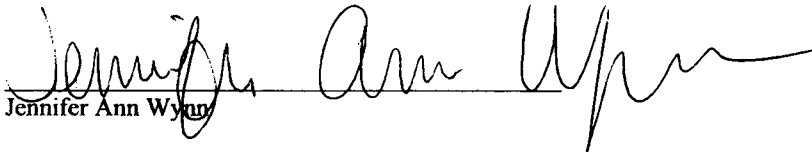
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 2 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.


Matthew Russell McComb

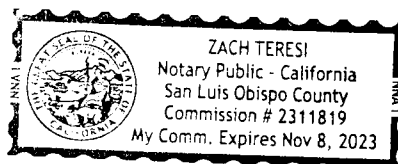

Jennifer Ann Wynn

State of California } ss
County of San Luis Obispo }

On this 2 day of February, 2023, before me, Zach Teresi, a Notary Public in and for said state, personally appeared Jennifer Ann Wynn and Matthew Russell McComb, 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
Residing at: Arroyo Grande, CA
Commission Expires: Nov 8, 2023



Legal Description
Exhibit "A"

Parcel 1

The N1/2 SE1/4 NE1/4 NE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Parcel 2

The S1/2 NW1/4 NE1/4 NE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Parcel 3

The S1/2 NE1/4 NE1/4 NE1/4, Section 32, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to Easements, Covenants, Conditions, Restrictions, Reservations, and Limitations of Record, if any.