

2023-001520

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00312174202300015200020025

03/06/2023 02:41:50 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Dustin Kelly
1270 Joe Wright Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Dustin Kelly and Dawn Kelly
1270 Joe Wright Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Dustin Kelly and Dawn Kelly
1270 Joe Wright Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

DUSTIN KELLY hereinafter referred to as grantor, conveys to **DUSTIN KELLY** and **DAWN KELLY** hereinafter referred to as grantees, the following described real property situated in the County of Klamath State of Oregon, to-wit:

A tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of the SW1/4 NW1/4 of said Section 21 bears South 88°50 1/2' West 795.0 feet distant; and running thence South 0°10' West 588.0 feet; thence South 89°40' East 160.0 feet; thence North 0°10' East 592.1 feet, more or less, to a point in the said Northerly boundary of the said S1/2 NW1/4 of the said Section 21; thence South 88°50 1/2' West 160.0 feet, more or less, to the point of beginning.

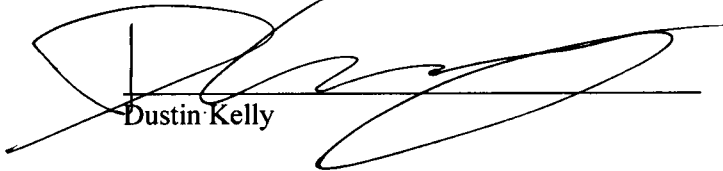
Tax Lot: 3909-021B0-01500

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3 day of March, 2023.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Dustin Kelly

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of
March 2023, by Dustin Kelly.


NOTARY PUBLIC FOR OREGON
My Commission expires:

