

2023-001859

Klamath County, Oregon

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00312616202300018590040047

03/17/2023 01:31:19 PM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 3909-010CD-08300

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Loretta Lee and Mikyla J. Harris

Address: 4275 Avalon Pl

City, ST Zip: Klamath Falls, OR 97603

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Loretta Lee

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Loretta Lee and Mikyla J. Harris

Grantee Name: \_\_\_\_\_

**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:**

Name: Loretta Lee and Mikyla J. Harris

Address: 4275 Avalon Pl

City, ST Zip: Klamath Falls, OR 97603

**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3909-010CD-08300

\*Rerecorded at the request of the Grantor to correct the legal description previously recorded as 2023-001812

Returned at Counter

THIS SPACE RESERVED FOR RE

2023-001812

Klamath County, Oregon



00312541202300018120020022

03/16/2023 10:17:54 AM

Fee: \$87.00

Loretta Lee  
4275 Avalon Pl  
Klamath Falls, OR 97603

Grantor's Name and Address

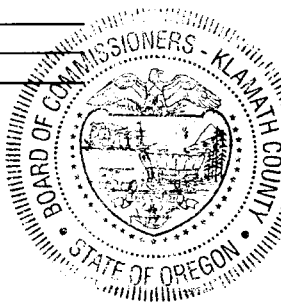
Loretta Lee and Mikyla J. Harris  
4275 Avalon Pl  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:  
Loretta Lee and Mikyla J. Harris  
4275 Avalon Pl  
Klamath Falls, OR 97603

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

Loretta Lee and Mikyla J. Harris  
4275 Avalon Pl  
Klamath Falls, OR 97603



State of Oregon

County of Klamath

I hereby certify that instrument #2023-001812,  
recorded on 3/16/2023, consisting of 2 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: March 17th, 2023

*Rochelle Long*  
Rochelle Long

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Loretta Lee**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Loretta Lee and Mikyla J. Harris, 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:

**Lot 24 of First Addition to Casitas, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.**

**APN:3909-010CD-08300**

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.

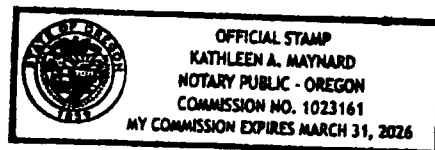
In Witness Whereof, the grantor has executed this instrument this 14 day of March, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Loretta Lee  
Loretta Lee

State of Oregon} ss  
County of Klamath}

On this 14<sup>th</sup> day of March, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Loretta Lee, 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



Loretta Lee  
4275 Avalon Pl  
Klamath Falls, OR 97603  
Grantor's Name and Address

Loretta Lee and Mikyla J. Harris  
4275 Avalon Pl  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Loretta Lee and Mikyla J. Harris  
4275 Avalon Pl  
Klamath Falls, OR 97603

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

Loretta Lee and Mikyla J. Harris  
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Klamath Falls, OR 97603

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**BARGAIN AND SALE DEED**

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hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Loretta Lee and Mikyla J. Harris, 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:

**Lot 124 of First Addition to Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**APN:3909-010-CD-08300**

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.

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