

2023-002102

Klamath County, Oregon

THIS SPACE PROVIDED FOR RECORDER'S USE (



00312922202300021020030033

03/28/2023 11:50:45 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Mark and Trishta Wilson
31919 Curry st
Chiloquin, Oregon 97624

MAIL TAX STATEMENTS TO:

Mark and Trishta Wilson
31919 Curry st
Chiloquin, Oregon 97624

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

Dorothy ^{JW}Wiest, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Mark Allen wilson and Trishta Marie Wilson,, 31919 Curry st, Chiloquin, Klamath County, Oregon, 97624,
- ~~Trishta Marie Wilson and Mark Allen Wilson,, 31919 Curry st, Chiloquin, Klamath County, Oregon, 97624,~~

as tenancy by the entirety, the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Lot 114 block 70^{5TH} addition to nimrod river park according to the official plat thereof on file in the office of the county clerk of Klamath county oregon together with a 1974 wstwd manufactured home home if #174504 X plate 093864 serial number # 3266A # 3266B

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: 3611-003C0-03500

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. 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.

Grantor Signatures:

DATED: 3/7/23

Dorothy Wiest

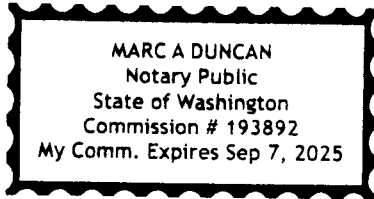
Dorothy Wiest

12201 me 59th court

Vancouver, Washington, 98686

STATE OF WASHINGTON, COUNTY OF VANCOUVER, ss:

On this 7th day of March, 2023, before me personally appeared Dorothy West, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

Title (and Rank)

My commission expires 09/07/2025

Notary Address:

13001 NE Hwy 99
Vancouver, WA 98686

[illegible]