

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter
Sherrie Fritz

2023-002116

Klamath County, Oregon



00312937202300021160020029

03/28/2023 02:23:46 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Nancy C. McKaig
6320 Maryland Ave.
Klamath Falls, OR 97603

Grantor's Name and Address

Nancy C. McKaig
6320 Maryland Ave.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Nancy C. McKaig
6320 Maryland Ave.
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Nancy C. McKaig
6320 Maryland Ave
KFO 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nancy C. McKaig

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nancy C. McKaig and Sherrie A. Fritz 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 Klamath County, State of Oregon, described as follows (legal description of property):

See exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 28, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Nancy C. McKaig

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 28, 2023,

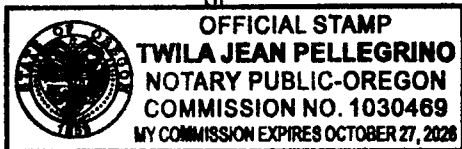
by Nancy C. McKaig

This instrument was acknowledged before me on -,

by -

as -

of -



Twila Jean Pellegriano
Notary Public for Oregon
My commission expires 10-27-2026

EXHIBIT "A"

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 1, Township 39 S., R. 9 E.W.M. in Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly right-of-way line of Patterson Street, as the same is presently located and constructed from which an iron pin marking the Northwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T. 39 S., R. 9 E.W.M. bears South 89 degrees 06' West 30 feet distant; thence South 0 degrees 54' East along the said Easterly right-of-way line of Patterson Street 1060 feet to an iron pin on the Southerly right-of-way line of Maryland Street; thence North 89 degrees 06' East along the said Southerly right-of-way line of Maryland Street 420 feet to an iron pin and the true point of beginning of this description; thence South 0 degrees 54' East 145.45 feet to an iron pin; thence North 87 degrees 54' East 100.02 feet; thence North 0 degrees 54' West 143.45 feet; thence South 89 degrees 06' West 100 feet, more or less, to the true point of beginning.