

Returned at Counter

TR 4-11-23

After recording return to:
Michael L. Howard and Cheryl A. Howard
11614 Ground Court
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Michael L. Howard and Cheryl A. Howard
11614 Ground Court
Klamath Falls, OR 97603

This space reserved for recorder's use

2023-002818
Klamath County, Oregon



00313745202300028180010013
04/17/2023 11:28:17 AM Fee: \$82.00

STATUTORY
BARGAIN AND SALE DEED

Jamie H. Jackson, Grantor, conveys to Michael L. Howard and Cheryl A. Howard, as Tenants by the Entirety, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 30-05", SITUATED IN THE SW1/4 OF SECTION 5, T39S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE N00°24'19"W, ALONG THE WEST LINE OF SAID PARCEL 1, 420.41 FEET; THENCE, LEAVING THE WEST LINE OF SAID PARCEL 1, S89°06'52"E 329.39 FEET; THENCE S32°58'57"W 511.02 FEET; THENCE N74°30'46"W 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 30-05" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

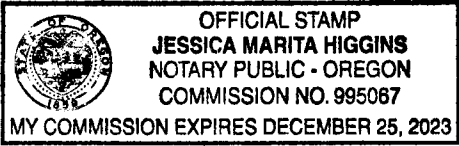
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 16-22".

Dated this 17th day of April, 2023.

Jamie H. Jackson

STATE OF OREGON ss}
COUNTY OF KLAMATH



This instrument was acknowledged before me on this 17th day of April, 2023.
By: Jamie H. Jackson.

Notary Public for the State of Oregon

My commission expires: 12/25/23