

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2023-003456

Klamath County, Oregon



00314488202300034560010010

05/05/2023 01:35:56 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Darla Lynn Charlton
19605 River Rd. #106
Gladstone, OR 97027
Fallon Pearl Charlton
4715 Onyx Ave
Klamath Falls, OR 97603

After recording, return to (Name and Address):

Fallon Pearl Charlton
4715 Onyx Ave
Klamath Falls OR 97603

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

Fallon Pearl Charlton
4715 Onyx Ave
Klamath Falls OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Darla Lynn Charlton

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Fallon Pearl Charlton

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):

Tract 14 of Homeland Tracts, No. 2 according to the official plat on file in 'Pre-development' @ County Clerk of Klamath County.

- Code 041 PCL:100 Map 3909-001CC-00802

Origin: 5959 Delaware Ave Parcel 3 LP 13-07 .76 Acre
S890105E - 221.54

(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 \$ 5.00. ① 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. ① (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 4/28/2023; 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.

STATE OF OREGON, County of CLACKAMAS

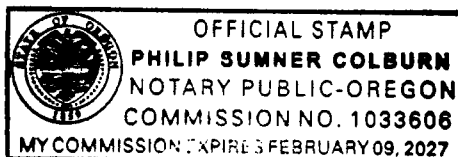
This instrument was acknowledged before me on 4/28/23 ss.
by DARLA LYNN CHARLTON

This instrument was acknowledged before me on

by

as

of



Philip Colburn
Notary Public for Oregon
My commission expires 2/9/27