



2023-003630
Klamath County, Oregon
05/12/2023 09:54:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

Paul M. Grabke

Grantor's Name and Address

Melanie J. Grabke

2420 Montelius St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Melanie J. Grabke

2420 Montelius St.

Klamath Falls, OR 97601

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

Melanie J. Grabke

2420 Montelius St.

Klamath Falls, OR 97601

File No. 589622AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Paul M. Grabke**,

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

Melanie J. Grabke,

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:

See Attached Exhibit 'A'

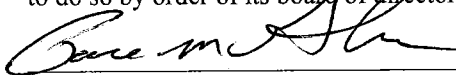
The true consideration for this conveyance is **Per the terms and provisions of the Decree of Dissolution of Marriage and Property Settlement Agreement, Case #22DR15808, Klamath County Circuit Court.**

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 5th day of May, 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.

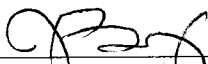


Paul M. Grabke

State of Oregon } ss
County of Klamath }

On this 5th day of May, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Paul M. Grabke, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

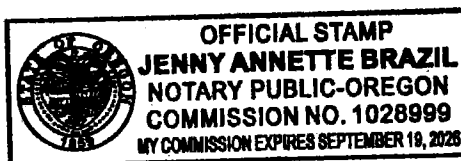


EXHIBIT 'A'

A tract of land situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 19, said point being on the Westerly line of Montelius Street and being South 89°38' West a distance of 10.0 feet from the iron axle marking the Southeast corner of said Section 19; thence Northerly along the Westerly line of Montelius Street a distance of 310.04 feet to an iron pin; thence West at right angles to the East line of said Section 19 a distance of 278.53 feet to an iron pin; thence South parallel with the East line of said Section 19 a distance of 311.8 feet to the Southerly line of said Section 19; thence North 89°38' East along the Southerly line of said Section 19 a distance of 283.53 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin on the Westerly right of way line of Montelius Street from which the Southeast corner of said Section 19 bears South 00°55'30" East 310.04 feet and North 89°51'18" East 10.00 feet; thence South 00°55'30" East along said right of way line 36.84 feet; thence West 251.77 feet; thence South 273.81 feet to a point on the South line of said Section 19; thence South 89°51'18" West along the said South line 27.35 feet; thence North 31.72 feet; thence East 278.53 feet to the point of beginning.

TOGETHER WITH a tract of land being in a portion of vacated Block 34 and vacated Thrall Street of "Buena Vista Addition", situated in the NE1/4 NE1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of said Section 30 (also being the Northeast corner of vacated Block 34); thence South 00°13'18" West along the East line of said vacated Block 34, 42.47 feet; thence South 81°10'47" West 127.11 feet; thence South 72°21'32" West 105.55 feet; thence South 86°11'21" West 32.68 feet; thence North 04°19'21" West 95.72 feet to the North line of said Section 30; thence Northeast 89°51'18" East 266.18 East to the point of beginning.
(Property Line Adjustment 41-97)