



THIS SPACE RESERVED FOR RE

2023-003822

Klamath County, Oregon

05/19/2023 09:42:01 AM

Fee: \$87.00

Terry L. Gouker who acquired title as Terry L. Miller
5159 Summers Ln.
Klamath Falls, OR 97603
Grantor's Name and Address

Terry L. Gouker
5159 Summers Ln
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Terry L. Gouker
5159 Summers Ln
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Terry L. Gouker
5159 Summers Ln
Klamath Falls, OR 97603

File No. 587524AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Terry L. Gouker who acquired title as Terry L. Miller

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

Terry L. Gouker,

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:

A tract of land situated in Lot 34, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at the Northwest corner of said Lot 34, said point being on the East boundary of Summers Lane, and the Northerly boundary of the USRS "F" Lateral; thence North 75 degrees 25' East along the North line of said Lot 34, 193.7 feet to an iron pin; thence South parallel with the East line of said Lot 34, 210.65 feet to an iron pin; thence North 89 degrees 46' West 187.5 feet to an iron pin on the West line of said Lot 34; thence North along the East boundary of Summer Lane 161.1 feet, more or less, to the point of beginning, LESS that portion thereof lying and being and constituting the right of way of USRS "F" Lateral.

The true consideration for this conveyance is \$to amend vesting.

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 15 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.

Terry L. Gouker
Terry L. Gouker

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Terry L. Gouker, 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

