

"Rerecorded at the request of _Amerititle_ to correct ___ the legal description to _419 Pacific Terrace in Klamath Falls, Oregon 97601

(Lot 4 in Block 44 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS _ previously recorded as 2023-004322.



Jessica Janeen Calbo
6321 W 74th Avenue
Arvada, CO 80003

Grantor's Name and Address

Christopher Bradley Calbo
536 Nicholas Rd
Jerome, ID 83338

Grantee's Name and Address

After recording, return to (Name and Address):

Christopher Bradley Calbo
536 Nicholas Rd
Jerome, ID 83338

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

Christopher Bradley Calbo
536 Nicholas Rd
Jerome, ID 83338

2023-004322

Klamath County, Oregon



00315517202300043220010015

06/06/2023 02:19:13 PM

Fee: \$82.00

2023-004341

Klamath County, Oregon



00315537202300043410010011

06/07/2023 10:55:29 AM

Fee: \$82.00

BARGAIN AND SALE DEED - STATUTORY FORM

Jessica Janeen Calbo

Grantor.

conveys to Christopher Bradley Calbo

Grantee.

the following real property situated in Klamath County, Oregon:

419 Pacific Terrace in Klamath Falls,
Oregon 97601

Lot 4 in Block 44 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ OTHER VALUE (Here, comply with the requirements of ORS 93.030.)

Other property and value as awarded in the Amended Decree of Divorce in Case No. CV32-22-00046 entitled Christopher Bradley Calbo v. Jessica Janeen Calbo, in the District Court of the State of Idaho, County of Lincoln.

DATED : any signature on behalf of a business or other entity is made with the

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 Idaho ss.

This instrument was acknowledged before me on June 2, 2023

by Jessica Calbo

This instrument was acknowledged before me on

by

as

of

Jessica Calbo
1854 Elizabeth Blvd #1601
Twin Falls, ID 83301

Vicki Leininger
Notary Public for Oregon
My commission expires May 11, 2029

