



After recording return to:
Jeanette & Dawayne Telkamp
2938 Laverne Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jeanette & Dawayne Telkamp
2938 Laverne Avenue
Klamath Falls, OR 97603

File No.: 7161-4072595 (JC)
Date: June 13, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Dawayne M. Telkamp, Grantor, conveys to **Dawayne M. Telkamp and Jeanette Telkamp, as tenants by the entirety**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LAVERNE AVENUE, 240 FEET WEST OF THE INTERSECTION OF SAID LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE GREAT NORTHERN RAILWAY; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAVERNE AVENUE, 60 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO LAVERNE AVENUE, 200 FEET; THENCE EASTERLY PARALLEL WITH LAVERNE AVENUE, 60 FEET; THENCE NORTHERLY 200 FEET TO THE PLACE OF BEGINNING. BEING A PORTION OF TRACT NO. 9, ALTAMONT RANCH TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

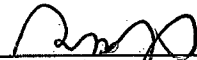
APN: 543647

Bargain and Sale Deed
- continued

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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.

Dated this 15th day of June, 2023.



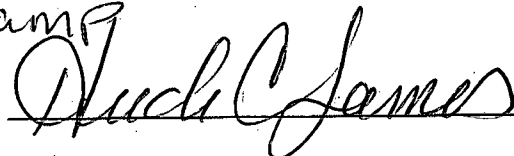
Dawayne M. Telkamp

STATE OF Oregon)

County of Klamath) ss.

This instrument was acknowledged before me on this 15th day of June, 2023
by Dawayne M. Telkamp





Notary Public for Oregon
My commission expires: 12/07/2024