

2023-004805

Klamath County, Oregon

06/22/2023 11:27:02 AM

Fee: \$87.00

After Recording Return to:
Cheri M. Monteith
9462 Greenbriar Drive
Klamath Falls, OR 97603

Until Further Notice, Send Tax Statements to:
Cheri M. Monteith
9462 Greenbriar Drive
Klamath Falls, OR 97603

BARGAIN & SALE DEED

DAYMOND E. MONTEITH, Grantor, conveys to **CHERI M. MONTEITH**, Grantee, all of Grantor's right, title and interest in and to the real property commonly known as 9462 Greenbriar Drive, in the County of Klamath and State of Oregon and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The true and actual consideration for this transfer is pursuant to the (Stipulated) General Judgment of Dissolution of Marriage (Money Award) executed contemporaneously herewith and to be entered in Klamath County Circuit Court, Case No. 22DR14477.

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.

DATED this 30 day of May, 2023.

GRANTOR:


Daymond E. Monteith

STATE OF OREGON

County of Klamath } ss.

This record was acknowledged before me on May 30, 2023 by Daymond E. Monteith.




NOTARY PUBLIC FOR OREGON

My commission expires: 6-10-2025

EXHIBIT "A"

Lot 10, Block 3 of Tract No. 1172, SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.