

2023-006537

Klamath County, Oregon

Returned at Counter



00318125202300065370020021

08/02/2023 09:40:35 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Cheryl Madden and Gary Madden
3203 Old Midland Road
Klamath Falls, OR 97603

Grantor:

Pat Goodell
3204 Midland Road
Klamath Falls, OR 97603

Grantees:

Cheryl Madden and Gary Madden
3203 Old Midland Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Pat Goodell, Grantor, conveys to Cheryl Madden and Gary Madden, as tenants by the entirety, Grantees, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land located in the SW1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:


Commencing at the section corner common to Sections 33 and 34 of Township 39 South, Range 9 East of the Willamette Meridian, and Sections 3 and 4 of Township 40 South, Range 9 East of the Willamette Meridian, and running thence North 89°54'05" East along the South line of said Section 34, 1977.00 feet to a point, thence North 0°05'25" West 30.00 feet to the true point of beginning, said true point of beginning being on the Northerly right of way line of Midland Road; from said true point of beginning; thence North 0°05'25" West 1400.00 feet to a point; thence South 37°36'30" East 542.20 feet to a point; thence South 0°04'55" East 970.00 feet to a point on the Northerly right of way line of said Midland Road; thence South 89°54'05" West along said right of way line, 330.00 feet to the true point of beginning.

The true and actual consideration for this transfer is gift.

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.

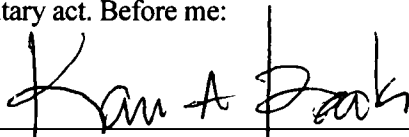
DATED this 28th day of July, 2023.



Pat Goodell, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 28th day of July, 2023, the above-named Pat Goodell, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 7-12-2025

