

2023-007391

Klamath County, Oregon



00319166202300073910020020

08/28/2023 01:52:34 PM

Fee: \$87.00

Returned at Counter

WHEN RECORDED RETURN TO:

Jennifer Schade
431 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Jesse and Jennifer Schade
6510 S 6th Street PMB 12
Klamath Falls, Oregon 97603

CORRECTED BARGAIN AND SALE DEED WITH COVENANTS

*Rerecording to correct the vested name of grantor of previously recorded document number 2023-004625 on file with the Klamath County Clerks Office.

THE GRANTOR(S),

- Ryan R. Welch, a single person,

for and in consideration of : \$8,000.00 grants and releases without covenants to the GRANTEES

- Jesse Schade and Jennifer Schade, 6510 S. 6th Street PMB 12, Klamath Falls, Klamath County, Oregon, 97603 as Husband and Wife

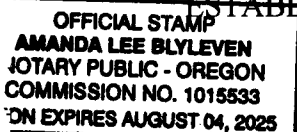
the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

The East 1/2 of Lot 5 Block 2 of MILLS GARDEN, according to the official platthereof on file in the office of the County Clerk of Klamath County Oregon.

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Lot Number: 3809-034BC-01900

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. 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.

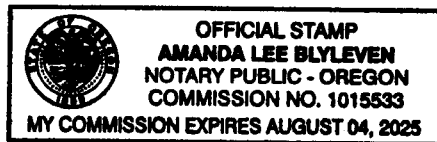
Grantor Signatures:


DATED: 8/28/23


Ryan R. Welch

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 28 day of August, 2023, by Ryan R. Welch.




Notary Public of Oregon
My commission expires 08/04/2025

