

2023-009328

Klamath County, Oregon

10/30/2023 11:26:01 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Shane A. Clark and Sarena Sutton

4006 Barry Ave

Klamath Falls, OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

SHANE A. CLARK

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

SHANE A. CLARK and SARENA SUTTON

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00 ☐ Other

5) SEND TAX STATEMENTS TO:

4006 Barry Ave

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____**

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Prepared By:

Lauren Lejedal, Esq.
PC Law Associates, LLC
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Oregon Bar ID: 22196

Until a Change is Requested**Mail Tax Statements To:**

Shane A. Clark and Sarena Sutton
4006 Barry Ave
Klamath Falls, OR 97603

Return To:

Shane A. Clark and Sarena Sutton
4006 Barry Ave
Klamath Falls, OR 97603

Order Number:

73445846

STATUTORY BARGAIN AND SALE DEED

SHANE A. CLARK, married, Grantor(s), convey(s) to **SHANE A. CLARK** and **SARENA SUTTON**, married to each other, as tenants by the entirety, Grantee(s), the following described real property located in Klamath County, OR:

LOT 2, DEBIRK HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as 4006 Barry Ave, Klamath Falls, OR 97603

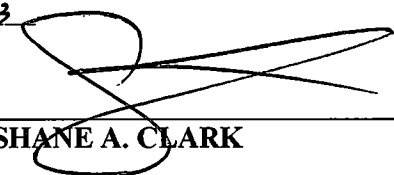
Parcel ID: 547126

The true and actual consideration for this conveyance is Zero Dollars and Zero Cents (\$0.00).

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.



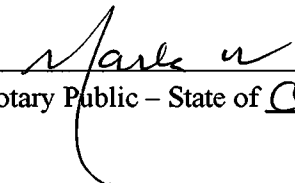
Dated this 24 day of October, 2023


SHANE A. CLARK

State of Oregon)
County of Klamath) ss.

Personally appeared the above-named SHANE A. CLARK acknowledged the foregoing instrument to be his voluntary act and deed, this 24 day of October, 2023. Before me:




Notary Public – State of Oregon

