

Returned at Counter
Oregon Commercial LLC

2023-010265
Klamath County, Oregon



00322583202300102650040044

11/29/2023 01:30:42 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:
John M. McCoy & M. Michele McCoy, Trustees
262 Date Avenue
Carlsbad, CA 92008

SEND TAX STATEMENTS TO:
John M. McCoy & M. Michele McCoy, Trustees
262 Date Avenue
Carlsbad, CA 92008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Dennis C. Emery, Grantor, conveys to John M. McCoy & M. Michele McCoy, as Trustees of The McCoy Family Trust Dated April 26, 1994, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE SCHEDULE "A" ATTCHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$00.00. (See 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 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

[Handwritten signature]



10/3/23
[Handwritten signature]

BARGAIN AND SALE DEED – STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1st November 2023



Dennis C. Emery

State of ~~OREGON~~ NEW ZEALAND
County of ~~Klamath~~ NELSON

This instrument was acknowledged before me on 1st November 2023 by Dennis C. Emery identified as set out in annexed Certificate of Notarial Act of Warwick Alexander Cambridge


Notary Public

My Commission Expires: (PER LIFE)

BEFORE ME

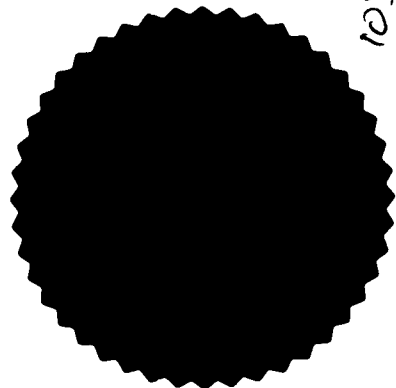
WARWICK ALEXANDER CAMBRIDGE

NOTARY PUBLIC (PER LIFE)

RICHMOND, NELSON

NEW ZEALAND

10/1/2023



103/23





10/3/23

CERTIFICATE OF NOTARIAL ACT


I, **WARWICK ALEXANDER CAMBRIDGE** Notary Public (For Life), Richmond, Nelson, New Zealand, **CERTIFY** that today:

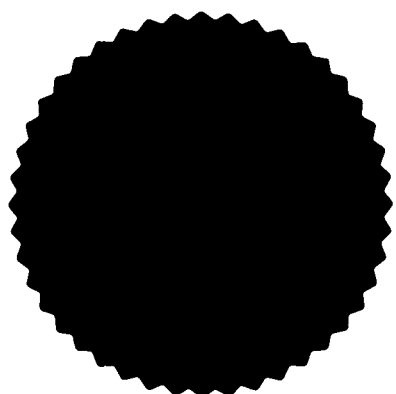
- (a) I was present at Richmond, New Zealand on this 1st day of November 2023 and saw **DENNIS CLARE EMERY** of Nelson, New Zealand, who satisfactorily identified himself to me by the production of his New Zealand Passport No LK166355 and New Zealand Drivers Licence No DE835813("the Passport and Drivers Licence") execute the document listed below in front of me ("the Document")
- (b) The signature on the Document purporting to be the signature of **DENNIS CLARE EMERY** is his true signature and proper handwriting, and he is of full age and appeared to me to be of full capacity and he executed the Document of his own free will and my common seal has been affixed for identification purposes.
- (c) I compared the likeness of the person appearing before me with the person identified in the photograph in the Passport and Drivers Licence and am satisfied that they are one and the same person.
- (d) I have examined the Passport and Drivers Licence and while not holding out to have any expertise in detecting forgeries, I have no reason to believe that the Passport and Drivers Licence is a falsification or a forgery

Document:

1 Bargain and Sale Deed- Statutory Form County of Klamath, State of Oregon, Section 34, Township 329, Range 7E E1/2, SE1/4 SW1/4, SE1/4 in the form presented [3 pages]

IN WITNESS of which I have signed this notarial act and affixed my seal of office this 1st day of November 2023


Warwick Alexander Cambridge
Notary Public (For Life)



10/3/23

Schedule A

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

Section 34, Township 32^S, Range 7E
E ½, SE ¼, SW ¼, SE ¼

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

Subject to the followings:

1. Easement: 15 feet on W ½, SE ¼, SW ¼, SE ¼
2. Covenants, conditions, restrictions, reservation , right and/or rights of way of record affecting said property.



103/23

