



Anna M. Bettencourt who acquired title as Anna Hawkins and  
Anna M. Hawkins  
32848 Transformer RD  
Merrill OR 97632

Grantor's Name and Address

Anna M. Bettencourt and Scott E. Bettencourt  
32848 Transformer RD  
Malin, OR 97632

Grantee's Name and Address

After recording return to:  
Anna M. Bettencourt and Scott E. Bettencourt  
32848 Transformer RD  
Malin, OR 97632

Until a change is requested all tax statements  
shall be sent to the following address:  
Anna M. Bettencourt and Scott E. Bettencourt  
32848 Transformer RD  
Malin, OR 97632

File No. 609697AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Anna M. Bettencourt who acquired title as Anna Hawkins as To Parcels 1 and 3  
Anna M. Bettencourt who acquired title as Anna M. Hawkins as to Parcel 2**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Anna M. Bettencourt and Scott E. Bettencourt, as Tenants by the Entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

#### PARCEL 1

**Lot 10, Block 48, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 2

**A tract of land situated in Tract 2A "Homedale" Subdivision, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northeast corner of said Tract 2A, which is also at the intersection of the Westerly line of Homedale Road and the Southerly line of the O.C.&E. Railroad; thence North 66°39'30" West along the Northerly line of said Tract 2A, a distance of 74.72 feet; thence south 24°38'57" West a distance of 95.71 feet; thence southeasterly to a point on the East line of said Tract 2A, that is South 00°20' West 92.88 feet from the point of beginning; thence North 00°20' East a distance of 92.88 feet to the point of beginning.**

#### PARCEL 3

**Lot 8 in Block 15 of Original Town of Merrill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

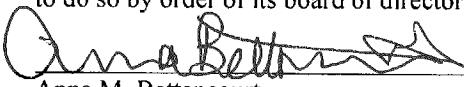
The true consideration for this conveyance is \$to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

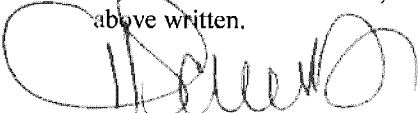
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, the grantor has executed this instrument this 13 day of Dec. 2023 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Anna M. Bettencourt

State of Oregon } ss  
County of Klamath }

On this ~~9th~~ 13th day of December, 2023, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Anna M. Bettencourt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 11/21/2025

