

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00323364202300109370050057

12/22/2023 11:49:42 AM

Fee: \$102.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Frank and Donna Jane Caputo

Address: 3520 SW Takena St

City, ST Zip: Albany, OR 97321

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Frank Caputo

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Frank Caputo and Donna Jane Caputo, as Tenants by the Entirety

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: Frank and Donna Jane Caputo

Address: 3520 SW Takena St

City, ST Zip: Albany, OR 97321

**6. TRUE AND ACTUAL CONSIDERATION –**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: APN 2407-018D0-04800 and 2407-018D0-00400

**\*\*Rerecorded at the request of the grantor to correct the legal description previously recorded as 2023-10873\*\***

THIS SPACE RESERVED FOR RECORDER'S USE

**2023-010873**

**Klamath County, Oregon**



00323288202300108730030034

12/20/2023 01:27:49 PM

Fee: \$92.00

Frank Caputo  
3520 SW Tadena St.  
Albany, OR 97321

Grantor's Name and Address

Frank Caputo and Donna Jane Caputo  
3520 SW Tadena St.  
Albany, OR 97321

Grantee's Name and Address

After recording return to:  
Frank Caputo and Donna Jane Caputo  
3520 SW Tadena St.  
Albany, OR 97321

Until a change is requested all tax statements  
shall be sent to the following address:

Frank Caputo and Donna Jane Caputo  
3520 SW Tadena St.  
Albany, OR 97321

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Frank Caputo**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Frank Caputo and Donna Jane Caputo, 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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

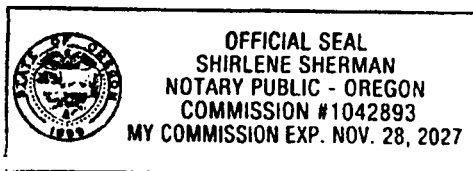
In Witness Whereof, the grantor has executed this instrument this 18 day of December 2023 corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Frank Caputo  
Frank Caputo

State of Oregon ; ss  
County of Marion ;

On this 18 day of December, 2023, before me, Shirlene Sherman a Notary Public in and for said state, personally appeared Frank Caputo 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.

Shirlene Sherman  
Notary Public for the State of  
Residing at:  
Commission Expires:



Legal Description  
Exhibit "A"

All of Grantors undivided ½ Interest in and to the following described properties:

Lot 4 in Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon; thence North 89 degrees 41 minutes 20 seconds West 180.85 feet to the Southwest corner of said Lot 4; thence South 0 degrees 18 minutes 40 seconds West 100 feet, more or less, to a point on a line 5.0 feet Northerly on the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of section 18, Township 24 South, Range 7, E.W.M.; thence North 1 degree 03 minutes 43 seconds East 70 feet, more or less, to the point of beginning.



State of Oregon

County of Klamath

we hereby certify that instrument #2023-010873, recorded on 12/20/2023, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 22nd, 2023

*Rmlong*

Rochelle Long

Legal Description  
Exhibit "A"

All of Grantors undivided  $\frac{1}{2}$  Interest in and to the following described properties:

Lot 4 in Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon; thence North 89 degrees 41 minutes 20 seconds West 180.85 feet to the Southwest corner of said Lot 4; thence South 0 degrees 18 minutes 40 seconds West 200 feet, more or less, to a point on a line 5.0 feet Northerly on the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of section 18, Township 24 South, Range 7, E.W.M.; thence North 1 degree 03 minutes 43 seconds East 70 feet, more or less, to the point of beginning.