

2024-000064

Klamath County, Oregon

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

Returned at Counter



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01/03/2024 09:47:13 AM

Fee: \$87.00

After recording, return to (Name and Address):

Rosa M Ramirez

4659 Denver Ave

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to  
(Name and Address):

Jennifer Houser

2039 Abilene Ave

Klamath Falls OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

## BARGAIN AND SALE DEED

Jennifer Houser fna Jennifer Ramirez Individual

2039 Abilene Ave

Klamath Falls, OR 97601

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to Rosa M Ramirez &amp; Jennifer Houser Individuals

4659 Denver Ave

Klamath Falls OR 97603

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County County,  
Oregon, legally described (check one):☒ as set forth on the attached Exhibit A, and incorporated by this reference.☐ as follows:

A piece or parcel of land situate in the North half of the Southeast quarter of the Northwest quarter of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and as marked on the ground by an iron pin driven therein, bears South 89° 44 1/2' West along said roadway centerline 1682.3 feet to a point in West boundary of said Section 11, and North 0° 13 'West 1662.5 feet to the said Section corner, and running thence North 0°01' West 331.2 feet to a point in Northerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North 89° 47' East along said boundary line 65.7 feet; thence South 0° 01' East 331.15 feet, more or less, to an intersection with center line of the above mentioned roadway; thence South 89° 44 1/2' West along said roadway centerline 65.7 feet, more or less, to the point of beginning.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on January 2, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Jennifer Houser fna Jennifer Ramirez  
 Jennifer Houser fna Jennifer Ramirez

STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on January 2, 2024,  
 by Jennifer Houser fna Jennifer Ramirez,  
 or This record was acknowledged before me on \_\_\_\_\_,  
 by \_\_\_\_\_,  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

Sandra Coffman  
 Notary Public for Oregon  
 My commission expires August 31, 2027

