

2024-000197

Klamath County, Oregon

01/08/2024 11:38:02 AM

Fee: \$87.00

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

Return To:



After Recording Return to:
Larry Kelley and Amy Kelley
48187 McFarland Road
Oakridge, OR 97463

Until change, tax statement shall
be sent to:

Same as Above

STATUTORY BARGAIN AND SALE DEED

Larry Kelley and Amy Kelley, as tenants by the entirety,

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**Larry Kelley and Amy Kelley, as tenants by the entirety, as to an undivided 50% interest and Angela
Cox and Neil Yancey, as tenants by the entirety, as to an undivided 50% interest,**

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

**Lot 11 in Block 4 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

(Account 158064 Map #2507036C002400)

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

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical
changes shall be implied to make the provisions hereof 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, AND 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 5th day of January, 2024

By:

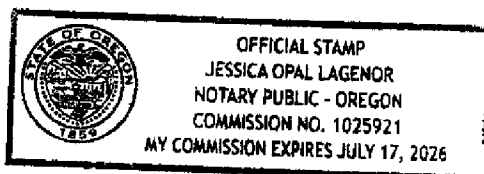
Larry Kelley
Larry Kelley

By:

Amy Kelley
Amy Kelley

STATE OF OREGON, County of Lane) ss.

On January 5th, 2024, personally appeared the above named **Larry Kelley and Amy Kelley** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Jessica Lagenor
Notary Public for Oregon
My commission expires: 7/17/2026