

2024-000243

Klamath County, Oregon



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01/09/2024 01:02:46 PM

Fee: \$87.00

Returned at Counter

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Jeffrey Sturgeon
6510 Sorrel Court
Klamath Falls, OR 97603

Grantor:

Kristi Michele Heryford (fka Kristi Sturgeon)
4617 Larry Place
Klamath Falls, OR 97603

Grantee:

Jeffrey Sturgeon
6510 Sorrel Court
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Kristi Sturgeon, nka Kristi Michele Heryford, Grantor, conveys to Jeffrey Sturgeon, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 36, Block 2, ROLLING HILLS SUBDIVISION TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is per General Judgment of Dissolution, Klamath County Circuit Court Case No. 23DR11290.

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,

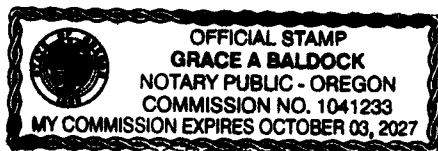
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED this 21st day of December, 2023.


Kristi Michele Heryford, fka Kristi Sturgeon
Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 21st day of December, 2023, the above-named Kristi Michele Heryford, fka Kristi Sturgeon, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: October 03, 2023
2027