

Dennis Junior Spielbusch  
408 Sienna Hills Drive  
Eagle Point, OR 97524

2024-000264

## Klamath County, Oregon

01/10/2024 09:54:02 AM

**Fee: \$87.00**

**AFTER RECORDING, RETURN TO**

Dennis Junior Spielbusch  
408 Sienna Hills Drive  
Eagle Point, OR 97524

## BARGAIN AND SALE DEED


Phyllis April Spielbusch, Grantor, conveys to Dennis Junior Spielbusch Grantee, the real property located in Klamath County, Oregon, and described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$0.00 per the terms of the divorce decree case #23DR10930.

**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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.**

DATED this 10<sup>th</sup> day of January, 2024.

y, 2024.



Phyllis April Spielbusch

[illegible]

On this 10<sup>th</sup> day of January, 2024, personally appeared the above-named Phyllis April Spielbusch and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Jennifer Rytle  
Notary Public for Oregon

**EXHIBIT “A”**

The West 1/2 of the SW 1/4 of the SW 1/4 of Section 11, Township 38 South, Range 5  
East of the Willamette Meridian, Klamath County, Oregon