

THIS SPACE RESERVED FOR REC

2024-000348

Klamath County, Oregon



00324017202400003480030034

01/12/2024 10:26:33 AM

Fee: \$92.00

Cathryn Ann Scarborough  
PO Box 732  
Chiloquin, OR 97624

Grantor's Name and Address

Cathryn Ann Scarborough  
PO Box 732  
Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:  
Cathryn Ann Scarborough  
PO Box 732  
Chiloquin, OR 97624

Returned at Counter

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

Cathryn Ann Scarborough  
PO Box 732  
Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Cathryn Ann Scarborough formerly known as Cathryn Freeman,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Cathryn Ann Scarborough,**

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 ATTACHED EXHIBIT "A"

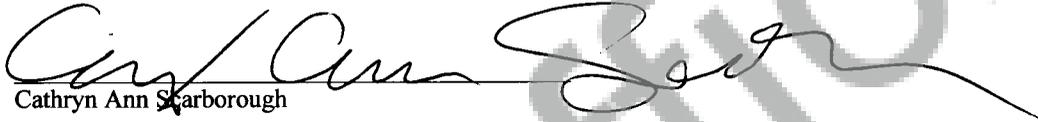
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$PER DIVORCE DECREE 23DR08763. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 8<sup>th</sup> day of January, 2024; if a 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.

  
Cathryn Ann Scarborough

State of Oregon } ss  
County of Klamath }

On this 8 day of January, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Cathryn Ann Scarborough, 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.

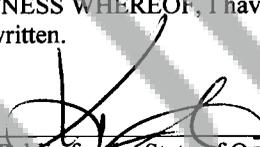
  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



EXHIBIT "A"

PARCEL 1

Lot 15, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 16 Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88ths interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North  $89^{\circ} 42' 15''$  East 400.0 feet; thence South 62.42 feet; thence South  $46^{\circ} 57' 20''$  West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North  $37^{\circ} 53' 20''$  West 136.90 feet; thence North  $16^{\circ} 33'$  West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North  $89^{\circ} 42' 15''$  East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South  $50^{\circ} 43' 50''$  East 453.16 feet; thence South  $76^{\circ} 17' 30''$  East 386.79 feet to the true point of beginning of this description; thence South  $35^{\circ} 56' 30''$  West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South  $45^{\circ} 32' 20''$  East 84.00 feet; thence North  $44^{\circ} 52' 10''$  East 411.58 feet; thence North  $34^{\circ} 25' 40''$  West 156.01 feet, more or less, to the true point of beginning of this description.