

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-000362

Klamath County, Oregon



00324034202400003620020027

01/12/2024 12:41:57 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USELorna J. Wilson  
7344 Ruth Dr.  
Klamath Falls, OR 97603

Grantor's Name and Address

John A. Wilson/Staci D. Wilson  
5594 Kella Lane  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

John A. Wilson/Staci D. Wilson  
5594 Kella Lane  
Klamath Falls, OR 97603

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

John A. Wilson/Staci D. Wilson  
5594 Kella Lane  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lorna J. Wilson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John A. Wilson and Staci D. Wilson, as tenants by the entirety, 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 Klamath County, State of Oregon, described as follows (legal description of property):

See attached Exhibit A, incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Estate planning. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the whole (indicate, which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 1/12/24; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

x Lorna J. Wilson

STATE OF OREGON, County of Klamath ss.

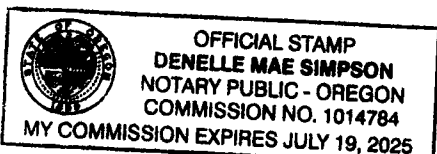
DMS This instrument was acknowledged before me on 1-12-24  
by Denelle Mae Simpson Lorna J. Wilson

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires July 19, 2025

## Exhibit A

### PARCEL 1

A parcel of land being known as the Bonanza Cemetery Lot being a portion of the SE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point 50 feet due East and 100 feet due North of a stake set in a mound of rock, said mound of rock being situate South 33 degrees 30' East 17.92 chains from the Northwest corner of the SE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 209 feet to a point; thence West 209 feet to a point; thence North 209 feet to a point; thence East 209 feet to a point, being the place of beginning.

EXCEPTING THEREFROM any portion thereof which may be a part of the Island acquired by Barney Walters and Mae Walters by deed recorded in Volume 196, page 309, Deed Records of Klamath County, Oregon.

### PARCEL 2

A portion of the SE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Union Street and the East line of Main Street if extended; thence North along the East line of Main Street extended to the North line of Union Street; thence East along the North line of Union Street to the West bank of Lost River; thence Southwesterly along Lost River to a point on the East boundary of the property described in Volume M67, page 5933, Microfilm Records of Klamath County, Oregon; thence North along the East line of said property to the Northeast corner thereof; thence West along North line of said property 209.00 feet to the Northwest corner thereof; thence North 20.76 feet more or less to the South line of Union Street; thence East along South line of Union Street to the point of beginning.