

BLS

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



2024-000363

Klamath County, Oregon



00324035202400003630020024

01/12/2024 12:42:01 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Lorna J. Wilson
7344 Ruth Drive
Klamath Falls, OR 97603

Grantor's Name and Address

Lorna J. Wilson/John A. Wilson
7344 Ruth Drive
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Lorna J. Wilson/John A. Wilson
7344 Ruth Drive
Klamath Falls, OR 97603

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

Lorna J. Wilson/John A. Wilson
7344 Ruth Drive
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 Lorna J. Wilson and John A. Wilson, not as tenants in common but with
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):

** rights of survivorship

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 ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ② (The sentence between the symbols ②, 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.

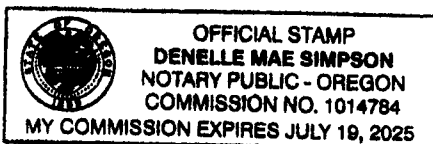
STATE OF OREGON, County of Klamath ss.On 1-12-24 This instrument was acknowledged before me onby Denelle Mae Simpson Lorna J. Wilson

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires July 19, 2025

~~51999~~
~~51998~~

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Tract 1288, "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Jerry D. Mears, Sr., to complete Property Line Adjustment 7-04 by Warranty Deed dated May 14, 2004, recorded May 14, 2004 in Volume M04, page 30254, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Lot 6, as marked by a 5/8" iron pin with Tru-Line Surveying, Inc., plastic cap; thence South 70° 46' 03" West along the Southerly lot line of said Lot 6, 143.22 feet to the Southwest corner of said Lot 6; thence North 68° 46' 23" East 143.40 feet to a point on the Westerly right of way line on the arc of a curve to the left (radius point bears North 72° 58' 03" East 130 feet and central angle equals 02° 12' 00") 4.99 feet to the point of beginning.

Tax Account No: 3909-013AA-08300-000

Key No: 885311