

2024-000657

Klamath County, Oregon



00324400202400006570020026

01/25/2024 01:05:18 PM

Fee: \$87.00

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

Send tax statements to:
Grace Adalyne Johnston
Michael Ray Johnston
17731 SW Janelle Court
Beaverton, OR 97003

Grantor:

Laura Lee Ferguson
3710 Laverne Avenue
Klamath Falls, OR 97603

Grantees:

Grace Adalyne Johnston
Michael Ray Johnston
17731 SW Janelle Court
Beaverton, OR 97003

Andy Paul,
Returned at Counter

-BARGAIN AND SALE DEED-

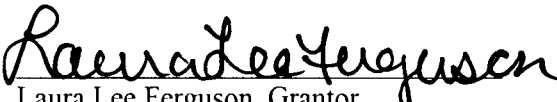
Laura Lee Ferguson, Grantor, conveys to Grace Adalyne Johnston and Michael Ray Johnston, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Area of Adjustment.

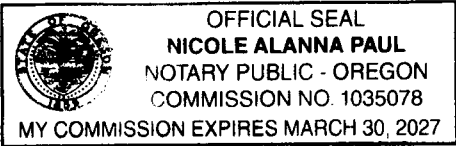
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11 day of Jan, 2024.


Laura Lee Ferguson, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11 day of January, 2024, the above-named Laura Lee Ferguson, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



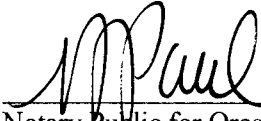

Notary Public for Oregon
My Commission expires: March 30, 2027

Exhibit A – Area of Adjustment

An area of land in the Southeast 1/4 of Section 10, Township 39 South, Range 09 East, Willamette Meridian. Also lying within lot 16, Block 1, Plat of Second Addition to Altamont Acres and being more particularly described as follows:

The West 5.00 feet of the East 58.95 feet of the West one half of Lot 16, Block 1, Plat of Second Addition to Altamont Acres and being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northwest corner of Parcel 1 of Land Partition 27-94, also lying on the South right-of-way of Laverne Avenue; thence along said South right-of-way South 88°35'00" East 570.87 feet to a 5/8" iron rod and the **True Point of Beginning**; thence leaving said South right-of-way South 00°26'28" West 131.25 feet to a 5/8" iron rod on the South line of said Lot 16; thence along said South line South 88°35'00" East 5.00 feet; thence leaving said South line North 00°26'28" East 131.25 feet to a point on said South right-of-way; thence along said South right-of-way North 88°35'00" West 5.00 feet to the **True Point of Beginning**.