

Andrew Paul
Returned to Counter



02/21/2024 02:48:18 PM

Fee: \$87.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Krystal C. Stone and Gregory B. Stone, Jr. 3232 Lone Pine Road Medford, OR 97504

Grantors:
Krystal C. Stone and Gregory B. Stone, Jr.
3232 Lone Pine Road
Medford, OR 97504

Grantee:
Krystal C. Stone and Gregory B. Stone, Jr.
3232 Lone Pine Road
Medford, OR 97504

-BARGAIN AND SALE DEED-

Krystal C. Stone and Gregory B. Stone, Jr., wife and husband, Grantors, convey to Krystal C. Stone and Gregory B. Stone, Jr., 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-Resultant.

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.

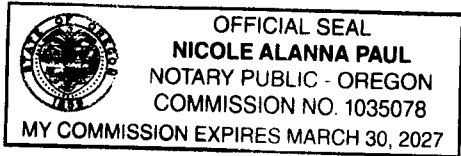
DATED this 21 day of February, 2024.

Krystal C. Stone, Grantor

Gregory B. Stone, Jr.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of February, 2024, the above-named Krystal C. Stone and Gregory B. Stone, Grantors, and acknowledged the foregoing instrument to be her voluntary act.



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

Exhibit A

An area of land in the Northeast quarter of Section 33, Township 35 South, Range 07 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

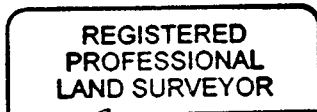
Parcel 1

That portion of Government Lot 8 lying East of the Eastern line of the Southern Pacific Railroad and West of the Western line of Highway 97.

Parcel 2

That portion of Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 lying West of the Western line of the Southern Pacific Railroad.

Excepting therefrom that portion conveyed to Ninabeth Geinger recorded April 24, 1986 in Volume M86, page 7000, Microfilm Records of Klamath County, Oregon and being more particularly described as follows: That portion of Government Lot 1 lying West of railroad and all of Government Lot 2, SAVING AND EXCEPTING the Westerly 60 feet thereof and the Southerly 60 feet thereof.



A handwritten signature in black ink, appearing to read "Andrew A. Paul", written over the surveyor stamp.

