



After recording return to:
Tucker Lewis and Rochelle Lewis
148550 Highway 97
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Tucker Lewis and Rochelle Lewis
148550 Highway 97
La Pine, OR 97739

File No.: 4291-4088995 (HH)
Date: March 01, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Carrington Mortgage Services LLC, Grantor, conveys to **Tucker Lewis and Rochelle Lewis**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows: See Attached Exhibit A

APN 132172

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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

APN:

Bargain and Sale Deed
- continued

File No.: **4291-4088995 (HH)**
Date: **03/01/2024**

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 5th day of March, 2024.

Carrington Mortgage Services LLC

By: LRES Corp., authorized agent for Compu-
Link Corporation, dba Celink as attorney in
fact

By:

Name: SONIA CAPI - REC CLOSING MANAGER
Title: Authorized Signor

APN:

Bargain and Sale Deed
- continued

File No.: **4291-4088995 (HH)**
Date: **03/01/2024**

STATE OF California)
)-ss.
COUNTY OF Orange)

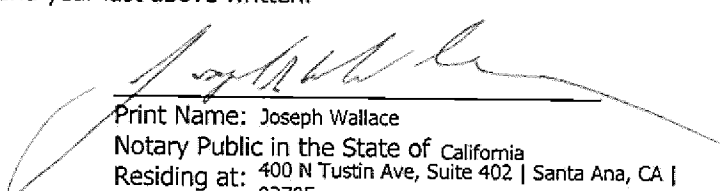
On this 5th day of March, 2024 before me personally
appeared

SONIA CAPI - REO CLOSING MANAGER

of LRES Corp., authorized agent for Compu-Link Corporation, dba Celink, who executed the within instrument as Attorney in Fact for Carrington Mortgage Services LLC for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 03/05/2024


Print Name: Joseph Wallace

Notary Public in the State of California

Residing at: 400 N Tustin Ave, Suite 402 | Santa Ana, CA |

92705
My appointment expires January 28, 2028

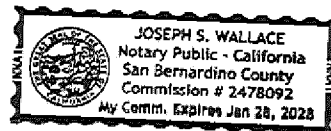


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The following described parcel of land lying in the NE1/4 NE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 58' 40" West 178.82 feet along the Northerly line of said Section; thence South 30° 48' West 1248.93 feet along the Northwesterly right of way of the Dalles-California Highway to the True Point of Beginning; thence North 59° 12' West 246.05 feet to a point on the Southeasterly line of RIVER PINE ESTATES; thence South 34° 15' 15" West 100.18 feet along said line; thence South 59° 12" East 252.05 feet to a point on the Northwesterly right of way of the Dalles-California Highway; thence North 30° 48' East 100.00 feet along said line to the true point of beginning.

A.P.N.:
132172