



04/25/2024 09:49:10 AM Fee: \$87.00

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

Send tax statements to:
Carson Mockridge and Jessica Mockridge
11726 Rameriz Road
Klamath Falls, OR 97603

Grantors:
Carson Mockridge and Jessica Mockridge
11726 Rameriz Road
Klamath Falls, OR 97603

Grantees:
Carson Mockridge and Jessica Mockridge
11726 Rameriz Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

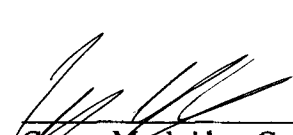
Carson Mockridge and Jessica Mockridge, as tenants by the entirety, Grantors, conveys to Carson Mockridge and Jessica Mockridge, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

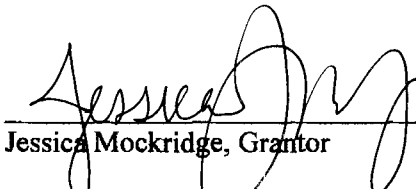
See Exhibit A, attached hereto and incorporated herein by reference.

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

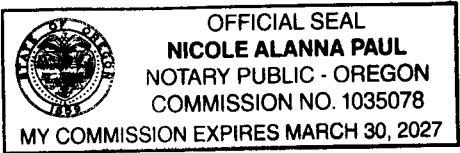
DATED this 24 day of April, 2024.



Carson Mockridge, Grantor


Jessica Mockridge, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 24 day of April, 2024, the above-named Carson Mockridge and Jessica Mockridge, Grantors, and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon
My Commission expires: 3/30/27

Returned at Counter

Exhibit A – Lot 19 Resultant

An area of land in the Northeast 1/4 of Section 9, Township 39 South, Range 10 East, Willamette Meridian. Also lying within lots 18 and 19, Tract 1534 – Redwood Hills – Phase 2 and being more particularly described as follows:

Lot 19 of said Tract 1534 together with the following:

Beginning at a 5/8" iron rod marking the Southwest corner of lot 18 thence along the West line of said lot North 01°16'43" West 188.48 feet to a 5/8" iron rod marking the Northeast corner of lot 19; thence leaving said West line South 89°01'01" East 230.00 feet to a 1" iron pipe; thence South 01°18'47" East 185.00 feet to a 1" iron pipe on the South line of said lot 18; thence along said South line North 89°53'03" West 230.00 to the point of beginning.

