

Returned at Counter

2024-003265

Klamath County, Oregon



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04/29/2024 02:49:46 PM

Fee: \$107.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Lisa Telfer  
3136 NW Hidden Ridge Drive  
Bend, OR 97703

Morgan Jean Cawood  
1736 Kaehulua Place, Unit #2  
Kappa, HI 96746

Ashley Marie Hartick (f.k.a. Ashley Marie Cawood)  
322 SW 29<sup>th</sup> Street  
Redmond, OR 97756

GRANTEE'S NAME AND ADDRESS:

Lisa Telfer  
3136 NW Hidden Ridge Drive  
Bend, OR 97703

Silvana Amato  
Via J. Riccati 17-31031  
Caerano S. Marco, Italy

Morgan Jean Cawood  
1736 Kaehulua Place, Unit #2  
Kappa, HI 96746

Ashley Marie Hartick (f.k.a. Ashley Marie Cawood)  
322 SW 29<sup>th</sup> Street  
Redmond, OR 97756

SEND TAX STATEMENTS TO:

Lisa Telfer  
3136 NW Hidden Ridge Drive  
Bend, OR 97703

**BARGAIN AND SALE DEED**

**Lisa Telfer (incorrectly identified as Lisa 'Tefler' in Document No. 2019-011308), Morgan Jean Cawood (incorrectly identified as Morgan Jean 'Caywood' in Document No. 2019-011308) and Ashley Marie Hartick (f.k.a. Ashley Marie Cawood and incorrectly identified as Ashley Marie 'Caywood' in Document No. 2019-011308), hereinafter referred to as grantor(s), conveys to Lisa Telfer, Silvana Amato, Morgan Jean Cawood and Ashley Marie Hartick (f.k.a. Ashley Marie Cawood), as tenants in common, hereinafter referred to as grantee(s), that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:**

Government Lots 27 and 30 in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., Estate distribution provisions.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Feb 9, 2024  
Date

*Lisa Telfer*  
Lisa Telfer

\_\_\_\_\_  
Date

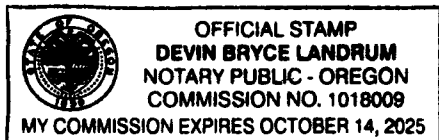
\_\_\_\_\_  
Morgan Jean Cawood

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ashley Marie Hartick  
(f.k.a. Ashley Marie Cawood)

STATE OF Oregon ; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 9<sup>th</sup> day of February, 2024 by Lisa Telfer.



*Devin Landrum*  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-25

[ NOTARIAL ACKNOWLEDGEMENTS CONTINUED ON FOLLOWING PAGE(S) ]

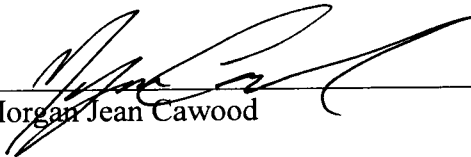
IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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\_\_\_\_\_  
Date

3/22/24  
Date

\_\_\_\_\_  
Lisa Telfer

  
Morgan Jean Cawood

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ashley Marie Hartick  
(f.k.a. Ashley Marie Cawood)

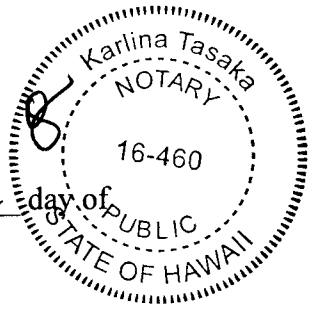
STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the \_\_\_\_ day of February, 2024 by Lisa Telfer.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

*[ NOTARIAL ACKNOWLEDGEMENTS CONTINUED ON FOLLOWING PAGE(S) ]*

STATE OF Hawaii; County of Kauai ) ss.



(K) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 22 day of ~~February~~ March, 2024 by Morgan Jean Cawood.

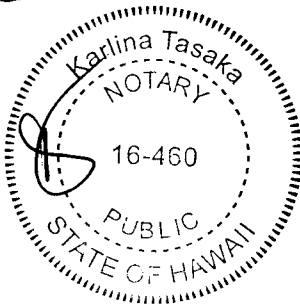
Karlina Tasaka  
NOTARY PUBLIC FOR Kauai, Hawaii  
My Commission expires: 04-24-2024

STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the \_\_\_\_\_ day of February, 2024 by Ashley Marie Hartick (f.k.a. Ashley Marie Cawood).

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

3-22-24  
Name: Karlina Tasaka 3 Circuit  
Doc. Description: Deed  
Karlina Tasaka  
Notary Signature  
NOTARY CERTIFICATION



IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

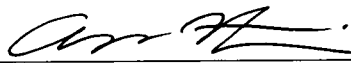
\_\_\_\_\_  
Date

\_\_\_\_\_  
Lisa Telfer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Morgan Jean Cawood

03/18/2024  
Date

  
\_\_\_\_\_  
Ashley Marie Hartick  
(f.k.a. Ashley Marie Cawood)

STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the \_\_\_\_ day of February, 2024 by Lisa Telfer.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

*[ NOTARIAL ACKNOWLEDGEMENTS CONTINUED ON FOLLOWING PAGE(S) ]*

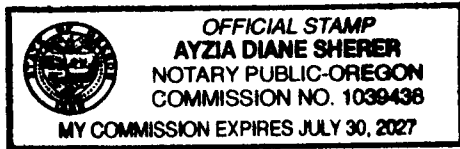
STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the \_\_\_\_ day of February, 2024 by Morgan Jean Cawood.

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

STATE OF Oregon; County of Deschutes ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 18<sup>th</sup> day of ~~February~~, 2024 by Ashley Marie Hartick (f.k.a. Ashley Marie Cawood).  
March



Ayzia Diane Sherer  
NOTARY PUBLIC FOR Oregon  
My Commission expires: July 30<sup>th</sup> 2027