

2024-003446

Klamath County, Oregon

05/03/2024 01:37:02 PM

Fee: \$92.00

After recording return to: (Name, Address, Zip)

SANDRA L. BOYST, KENNETH M. BOYST, and
HARRISON BOYST

129 Hillside Avenue, Klamath Falls, OR 97601

**Until requested otherwise, send all tax
statements to:**

SANDRA L. BOYST, KENNETH M. BOYST, and
HARRISON BOYST

806 SALMONBERRY ST, SPRINGFIELD, OR 97477

GRANTOR:

SANDRA L BOYST and KENNETH M BOYST

129 Hillside Avenue, Klamath Falls, OR 97601

GRANTEE:

SANDRA L. BOYST, KENNETH M. BOYST, and
HARRISON BOYST

806 SALMONBERRY ST, SPRINGFIELD, OR 97477

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

SANDRA L BOYST and KENNETH M BOYST, Grantor, conveys to SANDRA L. BOYST, KENNETH M. BOYST, and HARRISON BOYST, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, Grantees, the following described real property situated in Klamath County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

The true and actual consideration for this conveyance is to update vesting. (Here, comply with the requirements of ORS 93.030.)

**RECORDED BY EVERGREEN LAND TITLE
CO. AS AN ACCOMMODATION ONLY. NO
LIABILITY ACCEPTED FOR CONDITION
OF TITLE OR VALIDITY, SUFFICIENCY, OR
EFFECT OF DOCUMENT**

Date: 4/15/24

Sandra L Boyst
SANDRA L BOYST

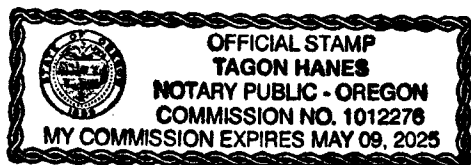
Kenneth M Boyst
KENNETH M BOYST

State of Oregon

ss.

County of Lane

The foregoing instrument was acknowledged before me this 15 day of April,
2024 by SANDRA L BOYST and KENNETH M BOYST.



Before me: Tagon Hanes
Notary Public for Oregon
My commission expires: 5/9/25

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 4, 5 and 6 of Block 11 of DIXON ADDITION to the City of Klamath Falls, lying within the following bounds:

Beginning at the Northeast corner of Lot 4, running thence in a straight line West along the North sides of said Lots 4, 5 and 6 to the Northwest corner of said Lot 6; thence running South along the West line of said Lot 6 a distance of 36 feet; thence running East and parallel with the North line of said Lots 4, 5 and 6 until this line intersects with the Northwestern side line of Fort Klamath Road; thence Northeasterly along the Northwestern side of Fort Klamath Road until this line intersects with the West side line of the alley; thence North along the West side line of said alley a distance of 30.5 feet to the point of beginning.