



After recording return to:  
Bryan J. Fix  
11833 Kestrel Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Bryan J. Fix  
11833 Kestrel Road  
Klamath Falls, OR 97601

File No.: 7161-4151216 (SA)  
Date: April 19, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Kimberly A. Fix**, Grantor, conveys to **Bryan J. Fix**, Grantee, the following described real property:

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

**LOT 146, RUNNING Y RESORT PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

The above said Grantor does hereby irrevocably quitclaim, terminate and release any and all interest in the property described in said legal description and any and all future interest that may be acquired by the above said Grantor through the pending dissolution of marriage proceedings in Circuit Court Case No. 24DR00810, Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

APN: **881359**

Bargain and Sale Deed  
- continued

File No.: **7161-4151216 (SA)**

Date: **04/19/2024**

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 22 day of April, 2024.

Kimberly A. Fix  
**Kimberly A. Fix**

STATE OF Oregon )  
County of Klamath ) ss.  
Washington )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of April, 2024 by **Kimberly A. Fix**.

[Signature]

Notary Public for Oregon  
My commission expires:

