

2024-004301

Klamath County, Oregon



00328974202400043010020024

05/30/2024 10:12:34 AM

Fee: \$87.00

**GRANTOR:**

Teresa J. Yates  
3211 Maryland Avenue  
Klamath Falls, OR 97603

**GRANTEE:**

Kelly McGrath  
55601 Big River Drive  
Bend, OR 97707

**AFTER RECORDING RETURN TO:**

Kelly McGrath  
55601 Big River Drive  
Bend, OR 97707

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
Same as Grantee

**BARGAIN AND SALE DEED – STATUTORY FORM**

Teresa J. Yates (the “Grantor”) conveys to Kelly McGrath (the “Grantee”) all of Grantors’ interest in the real property commonly known as 3207 Butte Street, Klamath Falls, free of encumbrances except for matters of public record, situated in Klamath County, Oregon, and more particularly described as follows:

Lot 4 in Block 14 of STEWART, Klamath County, Oregon

[APN: 535718; Map/Tax Lot: 3909-007BD-00900]

The true consideration for this conveyance stated in dollars is \$50,000.

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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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

Returned at Counter

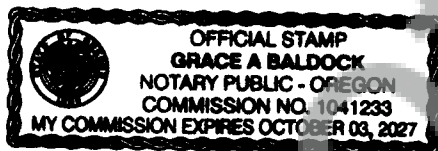
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: May 28, 2024.

  
Teresa J. Yates, Grantor

STATE OF OREGON       )  
                                      )  
County of Klamath       )

Acknowledged before me on May 28<sup>th</sup>, 2024 by Teresa J. Yates, Grantor.



  
Notary Public for Oregon