

2024-004422

Klamath County, Oregon



00329110202400044220020021

06/03/2024 01:06:02 PM

Fee: \$87.00

RECORDING COVER SHEET

PER O.R.S. § 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

[Name and Address of the person authorized to receive the instrument after recording, as required by O.R.S. § 205.180(4) and O.R.S. § 205.238]

David P Sexton

1390 Shadow Lane

Klamath Falls, OR 97603

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by O.R.S. § 205.234(A):
[NOTE: Transaction as defined by O.R.S. § 205.010 “means any action required or permitted by state law or rule, federal law or regulation, to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property.”]

Bargain and Sale Deed

2. **Grantor(s) as described in ORS 205.160.**

Terri A Crowder

3. **Grantee(s) as described in ORS 205.160.**

David P Sexton

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$5,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:** for instruments conveying or contracting to convey fee title to any real estate reference O.R.S. 93.260.

1390 Shadow Lane, Klamath Falls, OR 97603

David Sexton

Returned at: Counter

BARGAIN AND SALE DEED

Terri A Crowder, Grantor, conveys unto
David P Sexton Grantee, the following described
real property:

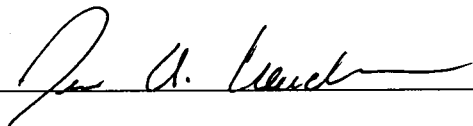
☐ See attached Exhibit A

☒ Legal Description:

Parcel #1: Lot 3 in Block 9, Stewart Addition, situated in Klamath County Oregon, Tax Lot #R-3909-007CB-01200-000 Code: 083 PCL: 100

Parcel #2: Lot 4 and the Westerly 1/2 ^{of} Lot 5, in Block 9, ^{Stewart} ~~Steward~~ Addition, situated in Klamath County Oregon [know a 4649 Celveland Avenue, Klamath Falls, TAX LOT #R-3909-007CB-01300] Code 083 PCL 101

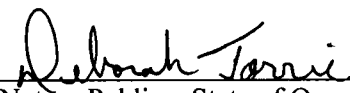
IN WITNESS WHEREOF, the Grantor, has signed, sealed and delivered this Deed, on this the
26 day of April, 2024.

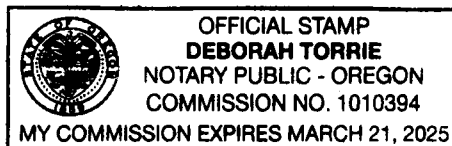
By: 

Terri A Crowder
Print or Type Name

State of OREGON
County of Klamath

This record was acknowledged before me on April 26th, 2024 by
Terri A. Crowder (name of person acknowledged).


Notary Public – State of Oregon



Bargain and Sale Deed