

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING
ANY ERRORS IN THIS COVER SHEET DO 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 ORS 205.180(4)
and ORS 205.238)

Gregory Alan Yamada and Wendy Christine Yamada
1503 Happy Lane
Eugene OR 97401

This Space For County recording Use Only

2024-004453

Klamath County, Oregon

06/04/2024 10:39:02 AM

Fee: \$97.00

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or 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. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Gregory Alan Yamada and Wendy Christine Yamada who acquired title as Wendy Christine Yamada

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(a) or **GRANTEE**, as described in ORS 205.160.

Gregory Alan Yamada and Wendy Christine Yamada

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.

0.00

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 ORS 93.260.

Gregory Alan Yamada and Wendy Christine Yamada
1503 Happy Lane
Eugene OR 97401

6. **RERECORDED AT THE REQUEST OF** Fidelity National Title **TO CORRECT** vesting **PREVIOUSLY RECORDED IN BOOK** **AND PAGE** **OR FEE NUMBER** 2024-003273.

RECORDING REQUESTED BY:



12809 SE 93rd Avenue
Clackamas, OR 97015

GRANTOR'S NAME:

Gregory Alan Yamada and Wendy Christine
Yamada, who acquired title as Wendy Chrstine
Yamada

GRANTEE'S NAME:

Gregory Alan Yamada and Wendy Christine
Yamada

AFTER RECORDING RETURN TO:

Gregory Alan Yamada and Wendy Christine Yamada
1503 Happy Lane
Eugene, OR 97401

SEND TAX STATEMENTS TO:

Gregory Alan Yamada and Wendy Christine
Yamada
1503 Happy Lane
Eugene, OR 97401

18741 Clear Spring Way, Crescent Lake, OR
97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Christine ✎

Gregory Alan Yamada and Wendy Christine Yamada, who acquired title as Wendy ~~Christine~~ Yamada, Grantor, conveys to Gregory Alan Yamada and Wendy Christine Yamada, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 40 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00).
(See ORS 93.030).

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.

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 25, 2024

Gregory Alan Yamada
Gregory Alan Yamada

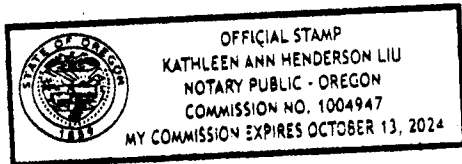
Wendy Christine Yamada
Wendy Christine Yamada

State of Oregon
County of Cane

This instrument was acknowledged before me on April 25, 2024 - by Gregory Alan Yamada and Wendy ~~Christine~~ ^{Christine} Yamada.

Kathleen Ann Henderson
Notary Public - State of Oregon

My Commission Expires: 10/13/2024 ^{KHC}



2024-003273

Klamath County, Oregon

04/29/2024 04:00:02 PM

Fee: \$87.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

GRANTOR'S NAME:

Gregory Alan Yamada and Wendy Christine
Yamada, who acquired title as Wendy Christine
Yamada

GRANTEE'S NAME:

Gregory Alan Yamada and Wendy Christine
Yamada

AFTER RECORDING RETURN TO:

Gregory Alan Yamada and Wendy Christine Yamada
1503 Happy Lane
Eugene, OR 97401

SEND TAX STATEMENTS TO:

Gregory Alan Yamada and Wendy Christine
Yamada
1503 Happy Lane
Eugene, OR 97401

18741 Clear Spring Way, Crescent Lake, OR
97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Christine 

Gregory Alan Yamada and Wendy Christine Yamada, who acquired title as Wendy
~~Christine~~ Yamada, Grantor, conveys to Gregory Alan Yamada and Wendy Christine
Yamada, as tenants by the entirety, Grantee, the following described real property, situated
in the County of Klamath, State of Oregon,

Lot 40 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00).
(See ORS 93.030).

**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.**