

2024-004635

Klamath County, Oregon

06/10/2024 08:27:02 AM

Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Charity Roach

1749 Summers Lane

Klamath Falls, OR 97603

**THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE**

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)
STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
LEIF A. CHRISTIANSSON and CHARITY ROACH f/k/a CHARITY SINGLETON

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
CHARITY ROACH

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

 Other

5) SEND TAX STATEMENTS TO:

1749 Summers Ln

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)

CHECK ONE:
(If applicable)
 FULL
 PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____
TO CORRECT _____**

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____

Prepared By:
Lauren Leljedal, Esq.
Oregon Bar ID: 22196

Until a Change is Requested
Mail Tax Statements To:
Charity Roach
1749 Summers Lane
Klamath Falls, OR 97603

Return To:
Charity Roach
1749 Summers Lane
Klamath Falls, OR 97603

Order Number:
73862322

STATUTORY BARGAIN AND SALE DEED

LEIF A. CHRISTIANSSON, married and CHARITY ROACH f/k/a CHARITY SINGLETON, unmarried, Grantor(s), convey(s) to CHARITY ROACH, unmarried, Grantee(s), the following described real property located in Klamath County, Oregon:

THE N 1/2 OF LOT 12, BLOCK 7, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Commonly known as 1749 Summers Lane, Klamath Falls, 97603

Parcel ID: 516285

The true and actual consideration for this conveyance is Zero Dollars and 00/100 (\$0.00).

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.

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Dated this 14th day of May, 2024



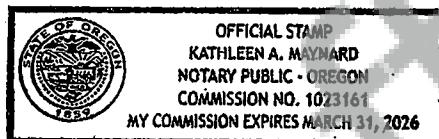
LEIF A. CHRISTIANSSON

CHARITY ROACH
f/k/a CHARITY SINGLETON

State of Oregon)
County of Klamath) ss.

On the 14 day of May, 2024, personally appeared before me the
above-named **LEIF A. CHRISTIANSSON** and **CHARITY ROACH f/k/a CHARITY SINGLETON** ✓
and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Notary Public – State of Oregon



Dated this 5 day of June, 2024

LEIF A. CHRISTIANSSON



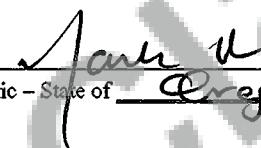
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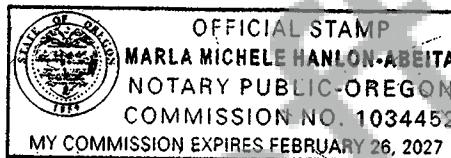
CHARITY ROACH
f/k/a CHARITY SINGLETON

State of Oregon ss.
County of Klamath



On the 5 day of June, 2024, personally appeared before me the above-named **LEIF A. CHRISTIANSSON** and **CHARITY ROACH f/k/a CHARITY SINGLETON** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.


Notary Public - State of Oregon



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PCL 73862322 QC101.01.02.02