

2024-005056

Klamath County, Oregon



00329900202400050560040044

After recording return:

06/24/2024 11:44:31 AM

Fee: \$97.00

Reed O'Ryan
1750 Circle Bar Drive
La Pine, Oregon 97739

Until a change is requested, all tax statements
shall be sent to the above address:

BARGAIN AND SALE DEED

Felice O'Ryan, an individual, here after called the Grantor, does hereby grant, bargain, sell and convey unto

Reed O'Ryan

hereafter called the grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the county of Klamath, in the State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

150225 TIGARD ST LA PINE OR 97739

Account No(s): **131556 & 131743**

Map/Tax Lot No(s): **2309-014BA-00900**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030.)

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND

"EXHIBIT A"

PARCEL I

Lot 5 in Block 1 of MAHNS ACRES, according to the official pint thereof on file in the office of the County Clerk, Klamath County, Oregon.

and

Parcel 2

The Southerly 130 feet of the following described parcel:

Beginning at a point which is South $0^{\circ} 15'$ West 323.3 feet, along North and South center line of Section 14, Township 23 South, Range 9 East, Willamette Meridian from the 1/4 corner between Section 11 and Section 14, Township 23 South, Range 9 East, Willamette Meridian; thence South $0^{\circ} 15'$ West 442.37 feet along said center line; thence North $89^{\circ} 24'$ West 100.67 feet; thence North $17^{\circ} 39'$ East 96.78 feet, thence North $37^{\circ} 39'$ East 118.1 feet; thence North $28^{\circ} 27'$ West 120.7 feet; thence North $2^{\circ} 05'$ East 86.8 feet; thence North $41^{\circ} 29'$ East 83.7 feet to the point of beginning, all of said parcel of land lying within the NE 1/4 NW 1/4 Section 14, Township 23 South, Range 9 East, Willamette Meridian Klamath County, Oregon.

TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

Felice O'Ryan June 21, 2024

In Witness Whereof, the grantor has executed this instrument,

Executed this day of June 21 2024

By: *Felice O'Ryan*

Felice O'Ryan,

STATE OF CALIFORNIA, County of Contra Costa

On _____, 2024, personally appears the above named **Felice O'Ryan** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: _____

Notary Public For _____

My commission expires: _____

See attached

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

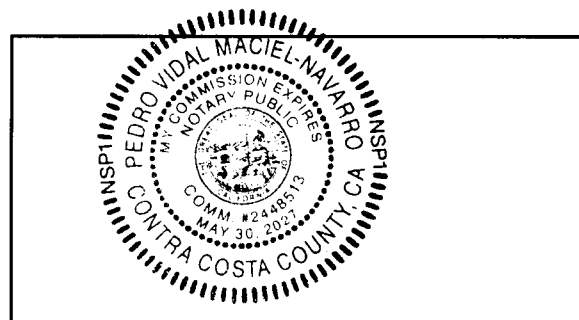
County of Contra Costa

On 06/21/2024 before me, Pedro Vidal Maciel-Navarro, ^{Notary Public} (here insert name and title of the officer),

personally appeared Felice O'Ryan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature Pedro Vidal Maciel-Navarro

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Bargain and Sale Deed

Document Date 06/21/2024 Number of Pages 3

Signer(s) Other Than Named Above N.A.

Account Number (if applicable) N.A.



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