

2024-006707

Klamath County, Oregon



00331808202400067070020026

07/31/2024 02:52:30 PM

Fee: \$87.00

After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Michael A. Fox and Sheila K. Fox  
P.O. Box 652  
Keno, OR 97627

Grantors:  
Sheila Kathleen Fox and Michael Allan Fox  
P.O. Box 652  
Keno, OR 97627

Grantees:  
Sheila Kathleen Fox and Michael Allan Fox  
P.O. Box 652  
Keno, OR 97627

-BARGAIN AND SALE DEED-

Sheila Kathleen Fox and Michael Allan Fox, husband and wife, Grantors, convey to Sheila Kathleen Fox and Michael Allan Fox, husband and wife, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Resultant.

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.

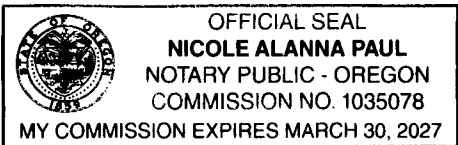
DATED this July day of 31, 2024.

Sheila Kathleen Fox  
Sheila Kathleen Fox, Grantor

Michael Allan Fox  
Michael Allan Fox, Grantor

STATE OF OREGON   )  
                                  ) ss.  
County of Klamath   )

Personally appeared before me this 31 day of July, 2024, the above-named Sheila Kathleen Fox and Michael Allan Fox, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



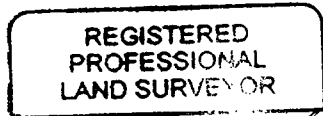
Nicole Alanna Paul  
Notary Public for Oregon  
My Commission expires: March 30, 2027

Exhibit A

An area of land in the Southeast 1/4 of Section 36, Township 39 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Also lying within Parcel 2 of Land Partition 2-08 and being more particularly described as follows:

Parcel 2 of Land Partition 2-08, excepting therefrom the following:

The Northerly 62.47 feet of Parcel 2 of Land Partition 2-08.



A handwritten signature in cursive script, appearing to read "Andrew A. Paul".

