

2024-008791

Klamath County, Oregon



00334361202400087910030038

10/09/2024 09:04:13 AM

Fee: \$92.00

Stephanie L. Watkins

21 Onadoone Ct

Florence, OR 97439

Grantor's Name and Address

Stephanie L. Watkins

21 Onadoone Ct

Florence, OR 97439

Grantee's Name and Address

After recording return to:

Stephanie L. Watkins

21 Onadoone Ct

Florence, OR 97439

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

Stephanie L. Watkins

21 Onadoone Ct

Florence, OR 97439

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Stephanie L. Watkins** who acquired title as **Stephanie L. Matthews**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Stephanie L. Watkins**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A: ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is Name Change.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

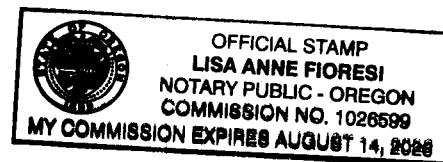
In Witness Whereof, the grantor has executed this instrument this 30 day of September; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Stephanie L. Watkins
Stephanie L. Watkins

State of OREGON } ss
County of LANE }

On this 30 day of SEPTEMBER 2024, before me, LISA ANNE FIORESI a Notary Public in and for said state, personally appeared Stephanie L. Watkins, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of
Residing at:
Commission Expires:



Legal Description
Exhibit "A"

A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, beginning at the Southeast corner of Lot 9, Block 1 of Tract No. 1052-Crescent Pines, according to the official plat thereof recorded in Klamath County, Oregon Plat Records, said corner being on the Southerly line of Pine Creek Loop in said plat; thence, Southeasterly along the South line of said Pine creek Loop (being 60 feet in width) to its intersection with the Southerly extension of a line parallel with and 30.00 feet Westerly from, when measured at right angles, to, the line between Lots 7 and 8, Block 2, of said Crescent Pines; thence South $0^{\circ}19'40''$ West 250 feet, more or less, along said parallel line to a point on a line 5.0 feet Northerly of the North bank of Crescent Creek; thence, Southwesterly along a line 5.0 feet Northerly of said bank to a point on a line which bears South $5^{\circ}30'$ West from the point of beginning; thence North $5^{\circ}30'$ East 500 feet, more or less, to the point of beginning in Klamath County, Oregon.

APN: 2407-018D0-04400