

2024-009054

Klamath County, Oregon



00334680202400090540030034

10/17/2024 11:53:47 AM

Fee: \$92.00

After Recording, return to:

Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **THOMAS LEE ALFSEN and SHEILA ALFSEN**, hereinafter called "Grantor", for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **THOMAS LEE ALFSEN**, as to an undivided one-half (1/2) tenant in common interest and to **SHEILA ALFSEN**, as to an undivided one-half (1/2) tenant in common interest, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

For legal description see Exhibit "A" attached hereto, incorporated by reference and made a part of this instrument.

TO HAVE AND TO HOLD the same unto said Grantee and Grantees' successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This transfer is made in accordance with a judgment of dissolution entered in Yamhill County Circuit Court Case No. 17DR16094, entitled, "In the Matter of the Marriage of Sheila Alfson, Co-Petitioner, and Thomas Lee Alfson, Co-Petitioner."

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

IN WITNESS WHEREOF the Grantor has executed this instrument this 10th day of October, 2024.

GRANTOR:

Thomas Lee Alfson
THOMAS LEE ALFSEN

GRANTOR:

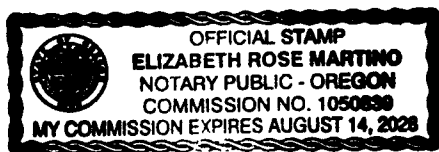
Sheila Alfson
SHEILA ALFSEN

STATE OF OREGON)

) ss.

County of Yamhill)

On this 10th day of October, 2024, personally appeared before me the above-named **THOMAS LEE ALFSEN**, who acknowledged the within instrument to be her true and voluntary act and deed.



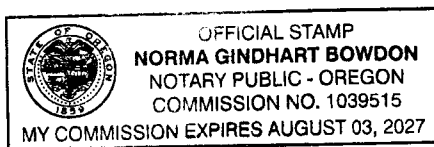
Elizabeth Martino
Notary Public for Oregon

STATE OF OREGON)

) ss.

County of Yamhill)

On this 30th day of Sept, 2024, personally appeared before me the above-named **SHEILA ALFSEN**, who acknowledged the within instrument to be her true and voluntary act and deed.



Norma Bowdon
Notary Public for Oregon

L:\Estate Planning\Alfson, Sheila - 12356.00001\Assets\Bargain and Sale Deed_Klamath Co-1

EXHIBIT A
LEGAL DESCRIPTION

Block 32, Lot 17, 4th Addition to Nimrod River Park.

SUBJECT TO:

1. Covenants, conditions, restrictions and/or easements, or other encumbrances, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Informational Note 1:

The above described property is also identified as site address, No site address, Klamath County, Oregon. (Klamath County, Oregon. Tax/Map #R-3610-011B0-01300-000. Account #328568.)