

2024-010607

Klamath County, Oregon

After recording return to:
Norman Fincher
PO Box 1054
Medford, OR 97501



00336512202400106070020028

12/09/2024 08:51:27 AM

Fee: \$87.00

Until a change is requested all tax statements
shall be sent to the following address:
Norman Fincher
PO Box 1054
Medford, OR 97501

Tru-line.
Returned at Counter

**STATUTORY
BARGAIN AND SALE DEED**

I, **Bonnie Wellington**, Grantor, convey to **Norman Fincher**, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOTS 7 AND 9, BLOCK 13 OF "BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS", SITUATED IN THE SE1/4 SW1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 7, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 7 BEARS S83°09'44"W 108.93 FEET; THENCE N83°09'44"E, ALONG THE NORTH LINE OF SAID LOTS 7 AND 9, 43.95 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF "TRACT NO. 1143"; AS MARKED WITH A 5/8" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP; THENCE, LEAVING SAID NORTH LINE, S52°20'02"W, ALONG AN EXISTING FENCE LINE, 40.07 FEET TO A 5/8" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP ON THE EASTERLY EXTENSION OF THE ADJUSTED LINE OF "PROPERTY LINE ADJUSTMENT 11-16"; THENCE N87°00'13"W, ALONG THE SAID EASTERLY EXTENSION AND AN EXISTING FENCE LINE, 11.93 FEET TO THE EASTERLY CORNER OF THE ADJUSTED LINE OF SAID "PROPERTY LINE ADJUSTMENT 11-16"; THENCE N00°00'38"W 18.63 FEET TO THE POINT OF BEGINNING, CONTAINING 562 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 8272 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

SEE MAP OF SURVEY FOR "PROPERTY LINE ADJUSTMENT 08-24" RECORDED AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030). This conveyance is made pursuant to the approval of "Property Line Adjustment 08-24".

Dated this 26 day of November, 2024.

Bonnie Wellington
Bonnie Wellington

STATE OF OREGON

ss}

COUNTY OF KLAMATH

This instrument was acknowledged before me on this 26th day of November, 2024, by Bonnie Wellington.

Katie Terrell

Notary Public for the State of Oregon

My commission expires: 3-9-27

