



2024-010806
Klamath County, Oregon
12/13/2024 01:38:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

Monica A. Shaw c/o Amerititle
404 Main St Ste 1
Klamath Falls, OR 97601
Grantor's Name and Address

Samuel S. Shaw II
P.O. Box 306
Grants Pass, OR 97528
Grantee's Name and Address

After recording return to:
Amerititle
404 Main St Ste 1
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Samual S. Shaw II
P.O. Box 306
Grants Pass, OR 97528

File No. 659769AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Monica A. Shaw

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Samuel S. Shaw II,

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:

The Westerly 100 feet of Lot 1, Block 3 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING and reserving from the above described property the Northerly 5 feet thereof conveyed to Klamath County by Deed recorded in Volume 290, page 608, Deed records of Klamath County, Oregon

The true consideration for this conveyance is Divorce Decree 1200555CV

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.

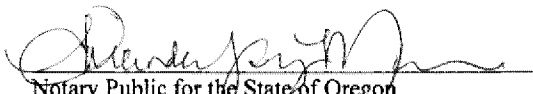
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


Monica A. Shaw

State of Oregon } ss
County of Curry }

On this 4th day of December, ²⁰²⁰, before me, ^{Amanda Joy Moran} a Notary Public in and for said state, personally appeared Monica A. Shaw, 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.


Notary Public for the State of Oregon
Residing at: Brookings, OR
Commission Expires: June 10, 2025

