

2024-010890

Klamath County, Oregon

12/17/2024 10:39:02 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh PA 15275

SEND TAX STATEMENTS TO:

Robert A.D. Clauder and ~~Barbra~~ Smedley
11092 Hwy 66 ~~BARBARA~~ *RS*
Klamath Falls, OR 97601 *RC*

BARGAIN AND SALE DEED

Robert A.D. Clauder and Robert A. Clauder, not as tenants in common, but with rights of survivorship, with an address of 11092 Hwy 66, Klamath Falls, OR 97601, ("Grantor"), grant, Bargain and conveys to **Robert A.D. Clauder and ~~Barbra~~ Smedley husband and wife**, whose address is 11092 Hwy 66, Klamath Falls, OR 97601, ("Grantee"), the following described real property (the "Property") Land in Klamath County, Oregon, described more particularly as follows: **A portion of the SW ¼ SE ¼, Section 28 and of the NW ¼ NE ¼, Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the one-quarter corner between the two said Sections; thence North 233.6 feet to the centerline of the Klamath Falls-Ashland Highway; thence South 63 degrees 14' West along the center line of said highway, a distance of 354.3 feet; thence South 26 degrees 53' East 256.7 feet; thence North 53 degrees 44' East 246.8 feet to the fence corner; thence North 8.2 feet to the point of beginning

EXCEPTING THEREFROM that portion lying within the Keno Canal.

AND EXCEPTING THEREFROM that portion thereof lying within the Klamath Falls-Ashland Highway, and also designated as State Highway 66.

Being the same property conveyed to Robert A.D. Clauder and Robert A. Clauder, not as tenants in common, but with rights of survivorship, by Jennifer C. Mayernik and Daniel J. Mayernik, as tenants by the entirety in deed dated 3/16/2021 recorded 3/18/2021 in Inst# 2021-004071 in the County of Klamath and State of Oregon.

More commonly known as: 11092 Hwy 66, Klamath Falls, OR 97601

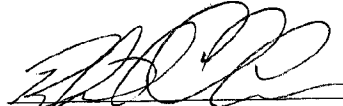
Parcel Id: 580749 / 3908-028D0-01400

The true consideration for this conveyance is \$0.00.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever

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

DATED this 20 day of December, 2023.

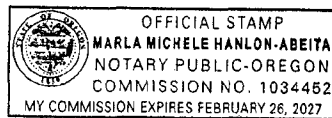

Robert A.D. Clauder

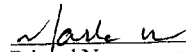
STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 20 day of December, 2023, by Robert A.D. Clauder who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.




Printed Name: MARLA MICHELE HANLON-ABEITA
Notary Public in and for the State of Oregon

MARLA MICHELE
HANLON-ABEITA

DATED this 10 day of December 2023

Robert A. Clauder
Robert A. Clauder

STATE OF ^{Alaska} ~~OREGON~~
_{CM}
COUNTY OF 1st Juddis } ss.

The foregoing instrument was acknowledged before me on this 19 day of Dec,
2023, by Robert A Clauder who acknowledged such
instrument to be their free and voluntary act and deed, and on oath stated that they were duly
authorized to execute such instrument.

Colleen McKenzie
Printed Name: Colleen McKenzie
Notary Public in and for the State of ^{CM} ~~Oregon~~
Alaska

