

Return To:



**2024-011170**  
Klamath County, Oregon  
12/27/2024 01:38:02 PM  
Fee: \$87.00

After Recording Return to:

**John S. Talerico and Clarinda Talerico  
and Lindsey Talerico  
PO Box 1090  
Sisters, OR 97759**

Until change, tax statement shall  
be sent to:

**Same as Above**

**File No. DE23136/660106AM**

### **STATUTORY BARGAIN AND SALE DEED**

**John S. Talerico and Clarinda Talerico, as tenants by the entirety,**  
hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**Clarinda Talerico and John S. Talerico and Lindsey Talerico, not as tenants in common but  
with rights of survivorship,**

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

**Lot 20, Block 2, Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.**

**(Account 782736, Map and Taxlot 2407-007A0-07100)**

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

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof 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, AND 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.

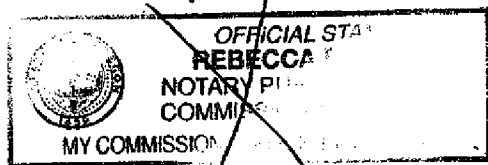
In Witness Whereof, the grantor has executed this instrument this 27 day of December, 2024

By: [Signature]  
John S. Talerico

By: [Signature]  
Clarinda Talerico

STATE OF OREGON, County of Deschutes) ss.

On December 27<sup>th</sup>, 2024, personally appeared the above named **John S. Talerico** and **Clarinda Talerico** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]  
Notary Public for Oregon  
My commission expires: July 28, 2026

