



THIS SPACE RESERVED FOR

2022-000338

Klamath County, Oregon

01/10/2022 11:52:01 AM

Fee: \$102.00

Estate of Lorissa A. Sohler

13302 53rd Ave. NW

Gig Harbor, WA 98332

Grantor's Name and Address

Roger Ries and Kimberley Ries

6758 Homedale Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Roger Ries and Kimberley Ries

6758 Homedale Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Roger Ries and Kimberley Ries

6758 Homedale Rd

Klamath Falls, OR 97603

File No. 506888AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Jeffrey A. Sparks, Claiming Successor of the Estate of Lorissa A. Sohler, Deceased, Jeffrey A. Sparks,  
Steven R. Sparks and Kendall M. Sparks,**

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

**Roger Ries and Kimberley Ries, as Tenants by the Entirety,**

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:

**Lot 14, Block 1, SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$25,000.00.**

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**

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.

In Witness Whereof, the grantor has executed this instrument this 4th day of January, 2022, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Estate of Lorissa A. Sohler

By:

Jeffrey A. Sparks  
Jeffrey A. Sparks, Claiming Successor

Jeffrey A. Sparks  
Jeffrey A. Sparks

Steven R. Sparks

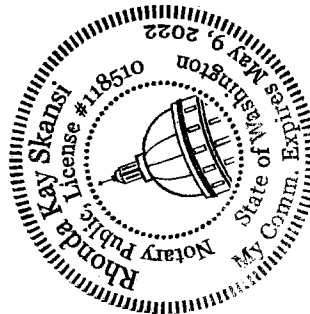
Kendall M. Sparks

State of Wa ss  
County of Puwa

On this 4th day of Jan, 2022, before me, Rhonda Kay Skansi, a Notary Public in and for said state, personally appeared Jeffrey A. Sparks, Claiming Successor of the Estate of Lorissa A. Sohler, deceased and Jeffrey A. Sparks, individually, 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.

Rhonda Kay Skansi  
Notary Public for the State of Wa  
Residing at: Big Harbor  
Commission Expires: 5-9-22



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.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Estate of Lorissa A. Sohler

By: \_\_\_\_\_  
Jeffrey A. Sparks, Claiming Successor

Jeffrey A. Sparks

Steven R. Sparks

Kendall M. Sparks

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

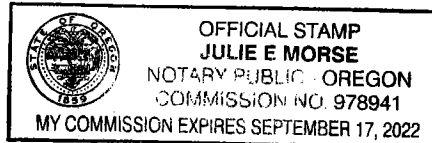
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Jeffrey A. Sparks, Claiming Successor of the Estate of Lorissa A. Sohler, deceased and Jeffrey A. Sparks, individually, known or identified to me to be the person(s) whose name(s) 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Washington

On this 3<sup>rd</sup> day of Jan., 2022, before me, Julie E. Morse a Notary Public in and for said state, personally appeared Steven R. Sparks, 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.

Julie E. Morse  
Notary Public for the State of Oregon  
Residing at: Tigard, OR  
Commission Expires: 09/17/2022



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Kendall M. Sparks, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Unofficial Copy

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.

In Witness Whereof, the grantor has executed this instrument this 6 day of January, 2022, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Estate of Lorissa A. Sohler

By: \_\_\_\_\_  
Jeffrey A. Sparks, Claiming Successor

\_\_\_\_\_  
Jeffrey A. Sparks

\_\_\_\_\_  
Steven R. Sparks  
X Kendall M. Sparks  
Kendall M. Sparks

State of Oregon } ss  
County of Hook River

On this 6 day of January, 2022, before me, Jodie Richelle Quevedo a Notary Public in and for said state, personally appeared Jeffrey A. Sparks, Claiming Successor of the Estate of Lorissa A. Sohler, deceased and Jeffrey A. Sparks, individually, 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.

Jodie Richelle Quevedo  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: April 05, 2025

