



THIS SPACE RESERVED FOR RECORDER'S USE

Komlofske

Grantor's Name and Address

Stewart

Grantee's Name and Address

After recording return to:

AmeriTitle

300 Klamath Ave.

Klamath Falls, OR 97601

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

Same as above

File No. 564080AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Robert L. Komlofske, Trustee of the Robert L. Komlofske Trust dated February 17, 2000, as to an undivided 1/2 interest and Robert L. Komlofske, Successor Trustee of the Nancy J. Komlofske Trust dated February 17, 2000, as to an undivided 1/2 interest, as Tenants in Common

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

Sherry Stewart,

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:

A tract of land situated in the Westerly portion of Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 430.00 feet to the Northwest corner of said Lot 4; thence S 89°55'10" E, along the North line of said Lot 4, 211.18 feet; thence S 00°09'45" W 430.00 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

EXCEPTING:

Being a tract of land located in Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E, along the West line of said Lot 4, 203.77 feet to a point; thence S 89°55'10" E, parallel to the South line of said Lot 4, 210.86 feet to the East line of that tract described in Volume M79, Page 21947 of the Klamath County Deed Records; thence S 00°09'45"W, along said East line, 203.77 feet to the South line of said Lot4; thence N 89°55'10 W 210.57 feet to the point of beginning.

The true consideration for this conveyance is to correct title.

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 19 day of December 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 Robert L. Komlofske Trust

By: Robert L. Komlofske Trustee
Robert L. Komlofske, Trustee

The Nancy J. Komlofske Trust

By: Robert L. Komlofske Successor Trustee
Robert L. Komlofske, Successor Trustee

State of Oregon
County of Clatsop

On this 19 day of December, 2022, before me, April Fawn Hensley a Notary Public in and for said state, personally appeared Robert L. Komlofske, Trustee of the Robert L. Komlofske Trust and Robert L. Komlofske, Successor Trustee of the Nancy J. Komlofske Trust, 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.

April Fawn Hensley
Notary Public for the State of Oregon
Residing at: Pineville
Commission Expires: 7/19/2026

