THIS SPACE RESERVED FOR REC

2023-002994 Klamath County, Oregon

003139402023000	

04/21/2023 10:11:01 AM

Fee: \$87.00

Returned at Counter
Damion Sikorski and Audrey Sikorski
1034 Laurel St
Klamath Falls, OR 97601
Grantor's Name and Address
Jon Eric Combs
PO Box 96
Biggs, CA 95917
Grantee's Name and Address
After recording return to:
Jon Eric Combs
PO Box 96
Biggs, CA 95917
Until a change is requested all tax statements
shall be sent to the following address:
Jon Eric Combs
PO Box 96
Biggs, CA 95917

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Damion Sikorski and Audrey Sikorski hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jon Eric Combs, 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 parcel of land situated in the SE1/4 NW1/4 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of said Section 5, said point being North 00° 06' East a distance of 495.55 feet from the iron axle marking the West quarter corner of said Section 5 and said point being on the South line of that tract of land described in Deed Volume 464 at page 77, Deed Klamath County Deed Records; thence North 89° 55' East along the South line of said tract of land a distance of 523.76 feet to an iron pin; thence South 00° 10' East a distance of 65.60 feet to an iron pin (said point being the Northeast corner of that tract of land described as Parcel No. 1 of Deed Volume 350 at page 249, Deed Klamath County Deed Records); thence South 89° 17' West parallel with the centerline of Lewis Lane (and along the North line of said tract of land) to the West line of said Section 5; thence North 00° 06' East along the West line of said Section to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: 1124 Sequoia St, Klamath Falls, OR 97603 3909-005BC-06100

The true consideration for this conveyance is \$10,000.00

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 INOUIRE 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	20	day of _	April		,
2025; if a corporate grantor, it has caused its name to be signed	d and its	s seal if a	ny, affixed	by an of	fficer or
other person duly authorized to do so by order of its board of direct	ctors.				

Damioh Sikorski

Audrey Sikorski

State of } ss County of }

On this day of,, before me, a Notary Public in and for said state, personally appeared, 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:

OFFICIAL STAMP
CHERRESE RENE WILSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 10003865
MY COMMISSION EXPIRES SEPTEMBER 10, 2024