



Greg Van Riper  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Grantor's Name and Address

Annette R. Van Riper  
332 Front ST  
Klamath Falls OR 97601  
\_\_\_\_\_  
Grantee's Name and Address

After recording return to:  
Same as above  
\_\_\_\_\_  
\_\_\_\_\_

Until a change is requested all tax statements  
shall be sent to the following address:  
\_\_\_\_\_  
No change  
\_\_\_\_\_

File No. 619963AM

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Greg Van Riper**

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

**Annette R. Van Riper,**

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:

**The following parcel of land being a portion of Government Lot 1 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**From the intersection of the West side of Brighton Avenue and the North side of River Street in the town of Doten run to a point distant fifty two and five tenths (52.5) feet Northwesterly on the North line of said River Street for the place of beginning; thence West along said North line of said street, a distance of eighty two and seven tenths (82.7) feet, more or less, to the Southwest corner of land described in deed to T.J. and Nora Prather, recorded in Deed Records of Klamath County, Oregon in Book 67 at page 55; thence North 33° East, Two hundred sixty (260) feet, more or less, to the Klamath River, thence Southeasterly along said line of Klamath River Eighty Seven and one tenth (87.1) feet, more or less, THENCE South 33° 00 minutes West to the point of beginning.**

The true consideration for this conveyance is \$per dissolution

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.**

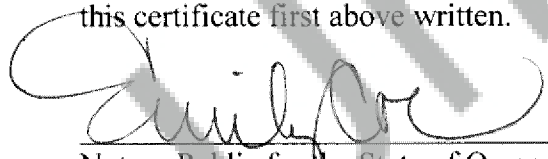
In Witness Whereof, the grantor has executed this instrument this 22 day of January, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Greg Van Riper

State of Oregon } ss  
County of Klamath }

On this 22 day of January, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Greg Van Riper, 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 Oregon

Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

