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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2024-001846  
Klamath County, Oregon

  
00325938202400018460020022

03/11/2024 03:35:41 PM                      Fee: \$87.00

After recording, return to (Name and Address):  
Natasha Meredith Meunier  
809 Merlin Loop  
Anchorage, AK  
99518

Until requested otherwise, send all tax statements to  
(Name and Address):  
Robert Teal  
P.O. Box 221163  
Anchorage, AK  
99522

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENT that Natasha Meredith Meunier ("grantor"),  
for the consideration stated below, does hereby grant, bargain, sell and convey to Robert William Teal

("grantee"), and to grantee's heirs, successors and assigns, all of  
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,  
Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
- ☒ as follows:

Those portions of NW1/4 SE1/4, SW1/4 SE1/4 and S1/2 SW1/4 of section 11, Township 35 South, Range 9 East of  
the Willamette Meridian, Klamath County, Oregon, lying between Sprague River Highway and center thread of the  
Sprague River, as the same now crosses said Section, and the Northwesterly of the following described land:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending  
Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesterly,  
measured along said right of way line, from the intersection of said right of way line and the East boundary of the  
SW1/4 SE1/4 of said section 11.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

- ☒ \$ 0.00;
- ☒ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 03/05/2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Natasha Meunier  
\_\_\_\_\_  
\_\_\_\_\_

State of Alaska  
~~STATE OF OREGON~~, County of Anchorage ss.  
This record was acknowledged before me on 5th March 2024  
by Robert Teal and Natasha Meunier  
or This record was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as (corporate title) \_\_\_\_\_  
of (company name) \_\_\_\_\_

Charlotte Selvester  
Notary Public for Alaska  
My commission expires 11/17/2025

