

2024-002902

Klamath County, Oregon

04/17/2024 01:01:01 PM

Fee: \$117.00

After recording, return to:

AmeriTitle, LLC
404 Main Street, Ste 1
Klamath Falls, OR 97601

Send tax statements to:

Richard Lifeson
34028 Lallacks Court
Chiloquin, OR 97624

Grantors:

William Carter
P.O. Box 1865
Port Angeles, WA 98362

Lynn Balderston
3910 Carnes Road
Roseburg, OR 97471

Teresa Ketchum
16945 Hwy 66
Keno, OR 97627

Douglas Travis
700 N. Mill St. #86
Creswell, OR 97426

Sherri Eitel
4200 Summers Ln, Sp 50
Klamath Falls, OR 97603

Cynthia Austin
P.O. Box 1343
Port Angeles, WA 98362

Steven Lundgren
4581 Drake St
Fairbanks, AK 99709

Grantee:

Richard Lifeson
34028 Lallacks Court
Chiloquin, OR 97624

BARGAIN AND SALE DEED

William Carter, Steven Lundgren, Lynn Balderston, Teresa Ketchum, Douglas Travis, Sherri Eitel, and Cynthia Austin, Grantors, convey to Richard Lifeson, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 6 in Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

The true and actual consideration for this transfer is \$0.00, Klamath County Circuit Court Case No. 23PB09609.

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.

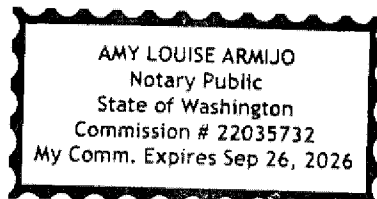
***TO BE SIGNED IN COUNTERPARTS ***


DATED this 15 day of April, 2024.


William Carter, Grantor

STATE OF WASHINGTON)
) ss.
County of Clallam)

Personally appeared before me this 15th day of April, 2024, the above-named William Carter, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me: Amy Louise Armiijo,
Notary Public.



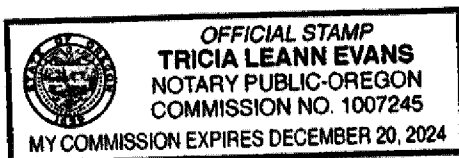

Notary Public for Washington
My Commission expires: 09/26/2026

DATED this 15th day of April, 2024.

Lynn Balderston
Lynn Balderston, Grantor

STATE OF OREGON)
) ss.
County of Douglas)

Personally appeared before me this 15th day of April, 2024, the above-named Lynn Balderston, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Tricia Evans
Notary Public for Oregon
My Commission expires: Dec 20, 2024

DATED this ____ day of April, 2024.

Teresa Ketchum, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this ____ day of April, 2024, the above-named Teresa Ketchum, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires: _____

DATED this ____ day of April, 2024.

Lynn Balderston, Grantor

STATE OF OREGON)
) ss.
County of Douglas)

Personally appeared before me this ____ day of April, 2024, the above-named Lynn Balderston, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires: _____

DATED this 12 day of April, 2024.

Teresa Ketchum

Teresa Ketchum, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12 day of April, 2024, the above-named Teresa Ketchum, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me: Julie Vanleuven



Julie Vanleuven

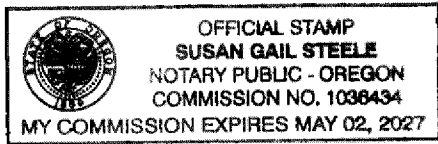
Notary Public for Oregon
My Commission expires: 10.30.2027

DATED this 12 day of April, 2024.

Dgt R 7m
Douglas Travis, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this 12 day of April, 2024, the above-named Douglas Travis, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 5-2-27

DATED this ____ day of April, 2024.

Sherri Eitel, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this ____ day of April, 2024, the above-named Sherri Eitel, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires: _____

DATED this ____ day of April, 2024.

Douglas Travis, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this ____ day of April, 2024, the above-named Douglas Travis, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission expires: _____

DATED this 12 day of April, 2024.

Sherri Eitel
Sherri Eitel, Grantor

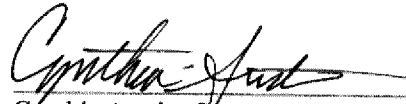
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12 day of April, 2024, the above-named Sherri Eitel, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me: Julie VanLeuven



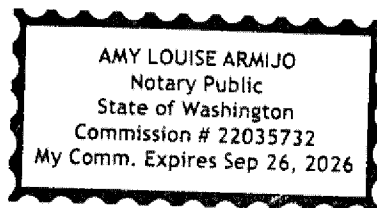
Julie VanLeuven
Notary Public for Oregon
My Commission expires: 10-30-2027


DATED this 15th day of April, 2024.


Cynthia Austin, Grantor

STATE OF WASHINGTON)
) ss.
County of Clallam)

Personally appeared before me this 15th day of April, 2024, the above-named Cynthia Austin, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me: Amy Louise Armijo, Notary Public.




Notary Public for ~~Oregon~~ Washington
My Commission expires: 09/26/2026

DATED this ____ day of April, 2024.

Steven Lundgren, Grantor

STATE OF ALASKA)
) ss.
Fairbanks North Star Borough)

On April ____, 2024, before me, _____, Notary Public, personally appeared Steven Lundgren, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Alaska that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public for Alaska
My Commission Expires: _____

DATED this ____ day of April, 2024.

Cynthia Austin, Grantor

STATE OF WASHINGTON)
) ss.
County of Clallam)

Personally appeared before me this ____ day of April, 2024, the above-named Cynthia Austin, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires: _____

DATED this 12 day of April, 2024.

Steven Lundgren, Grantor

STATE OF ALASKA)
) ss.
Fairbanks North Star Borough)

On April 12, 2024, before me, Jennifer Nachtrieb, Notary Public, personally appeared Steven Lundgren, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Alaska that the foregoing paragraph is true and correct.

STATE OF ALASKA
NOTARY PUBLIC
Jennifer Nachtrieb
My Commission Ends January 21, 2027



WITNESS my hand and official seal.

Notary Public for Alaska
My Commission Expires: 1/21/2027