

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 15<sup>th</sup> day of April, 2024, the above-named William Carter, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me: AMY LOUISE ARMijo,  
Notary Public.

AMY LOUISE ARMijo  
Notary Public  
State of Washington  
Commission # 22035732  
My Comm. Expires Sep 26, 2026

AMY LOUISE ARMijo, Notary Public  
Notary Public for Washington  
My Commission expires: 09/26/2026

DATED this 15<sup>th</sup> day of April, 2024.

  
Lynn Balderston, Grantor

STATE OF OREGON )  
                    ) ss.  
County of Douglas )

Personally appeared before me this 15<sup>th</sup> 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.

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:

Teresa Ketchum, Grantor

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, 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: 

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

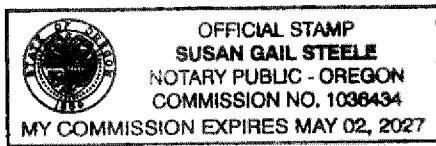


DATED this 12 day of April, 2024.

  
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:



  
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: \_\_\_\_\_

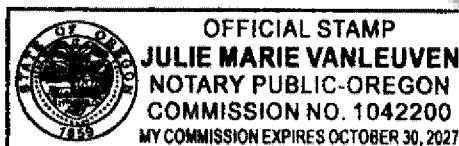
DATED this 12 day of April, 2024.

*Sherri Eitel*  
Sherri Eitel, Grantor

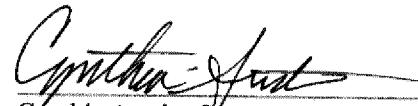
STATE OF OREGON    )  
                          ) ss.  
County of Klamath    )

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



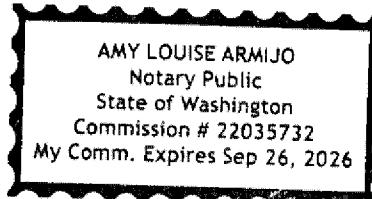
DATED this 15<sup>th</sup> day of April, 2024.



Cynthia Austin, Grantor

STATE OF WASHINGTON )  
 ) ss.  
County of Clallam )

Personally appeared before me this 15<sup>th</sup> 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.



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.

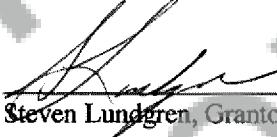
\_\_\_\_\_  
Cynthia Austin, Grantor

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.

WITNESS my hand and official seal.

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

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