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05/03/2024 09:55:19 AM

Fee: \$92.00

After Recording Return to:

Until a change is requested, please forward all tax statements to:

Tracy Seidel
1530 Wiard St.
Klamath Falls, OR. 97603

Tax Assessor's Account No.

Returned at Counter

BARGAIN AND SALE DEED

This DEED made this 3rd day of May, 2024, between:

Grantors: Joseph D. Powell, whose street address is
179 Kates Paradise Ln. Roseburg, OR 97471 in the
County of Douglas, State of Oregon and
_____, whose street address is _____ in the
County of _____, State of _____

~~Husband and Wife~~

Do hereby CONVEY unto:

Grantees: Tracy L. Seidel, whose street address is
1530 Wiard Street Klamath Falls, OR. 97603 in the
County of Klamath, State of Oregon and
_____, whose street address is _____ in the
County of _____, State of _____, Husband and Wife, as

joint tenants with the right of survivorship, all of Grantor's right, title or interest in the following real property:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description: The South 415 feet of the West 1050 feet of Lot 12 Block 17 (lot 12D Block 17) Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Consideration of \$18,000.00



Except the following encumbrances:

None

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00

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. 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.

[Signature]
(1st Grantor's Signature)
Joseph D. Powell
Print Name

NA
(2nd Grantor's Signature)
NA
Print Name

OFFICIAL STAMP
KAREN EILLEN WITTRICK
NOTARY PUBLIC OREGON
COMMISSION NO. 1025495
MY COMMISSION EXPIRES JUNE 26, 2026

State of OREGON
County of Klamath

This record was acknowledged before me on May 3rd, 2024 by
Joseph Dale Powell (name of person acknowledged).

Karen Eillen Wittrock
Notary Public – State of Oregon

OFFICIAL STAMP
KAREN EILLEN WITTRICK
NOTARY PUBLIC OREGON
COMMISSION NO. 1025495
MY COMMISSION EXPIRES JUNE 26, 2026

State of OREGON
County of _____

This record was acknowledged before me on _____, 20____ by
_____ (name of person acknowledged).

Notary Public – State of Oregon