

2024-003434

Klamath County, Oregon



00327916202400034340010010

05/03/2024 11:10:18 AM

Fee: \$82.00

After Recording Return To:
Leahy Cox, LLP
188 West B Street, Bldg N
Springfield, OR 97477

Until Requested otherwise,
send all tax statements to:
Same as before

BARGAIN AND SALE DEED

Thomas Sieminski, Jr. and Brenda Sieminski, Grantors, convey to Brenda Jean Sieminski and Thomas Edmund Sieminski, Jr., trustees or their successors in interest, of the Brenda and Thomas Sieminski Trust dated April 29, 2024, and any amendments thereto, Grantee, the following real property situated in Klamath County, Oregon commonly known as 140235 Kokanee Lane, Gilchrist, Klamath County, Oregon, and more particularly described below:

Lots 3 and 4, Block 2 ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map and Taxlot #(s) as of date of execution: 2409-017B0-04700 and 2409-017B0-04600

The true consideration of this conveyance is other than monetary.

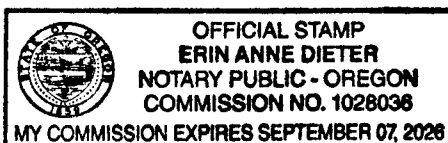
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 29th day of April, 2024.

Thomas Edmund Sieminski, Jr. Brenda Sieminski
Thomas Sieminski, Jr. Brenda Sieminski

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on April 29, 2024, by Thomas Sieminski, Jr. and Brenda Sieminski.



Erin Anne Dieter
Notary Public for Oregon