

LA

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



2024-008744

Klamath County, Oregon



00334304202400087440030037

10/07/2024 04:18:34 PM

Fee: \$92.00

After recording, return to (Name and Address):

PAMELA S. MEIDINGER
 JOSEPH R. BARNHART
 312 S. ROGERS ST.
 KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to
 (Name and Address):

PAMELA S. MEIDINGER
 JOSEPH R. BARNHART
 312 S. ROGERS ST.
 KLAMATH FALLS OR 97601

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

PAMELA S. MEIDINGER, SURVIVING TENANT BY THE ENTIRETY

for the consideration stated below, does hereby grant, bargain, sell and convey to PAMELA S. MEIDINGER and JOSEPH R. BARNHART, AS TENANTS IN COMMON WITH CROSS-CONTINGENT RIGHTS OF SURVIVORSHIP ("grantor"),

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:

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):

☒ \$ ESTATE PLANNING PURPOSES

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2

Returned at Counter



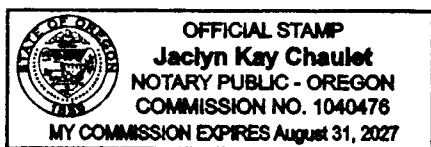
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 October 7, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Pamela S. Heidinger

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on October 7th 2024,
 by Pamela S. Heidinger
 or This record was acknowledged before me on _____,
 by _____
 as (corporate title) _____
 of (company name) _____



Jaclyn Kay Chaulet
 Notary Public for Oregon
 My commission expires August 31, 2027

EXHIBIT A

** and West 1/2 of Lot 6*

Lots 3, 4 and 5 in Block 24 of ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS) *according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Easement, subject to the terms and provisions thereof;
Recorded: January 9, 1930
Volume: M88, page 478, Microfilm Records of Klamath County,
Oregon
Grantor: George T. Baldwin Estate
Grantee: City of Klamath Falls
"Across the Southerly portion of Lot 5"
2. Easement, subject to the terms and provisions thereof;
Recorded: March 24, 1930
Volume: 91, page 101, Deed Records of Klamath County, Oregon
First Party: E. L. Hopkins and S. A. Hopkins
Second Party: Estate of George T. Baldwin
(Reference is made to document for particulars.)