

THIS SPACE RESERVED FOR RE

2024-008851

Klamath County, Oregon



00334427202400088510030032

10/10/2024 12:36:55 PM

Fee: \$92.00

Returned at Counter

Bryan Wilson

Katherine Ann Kesselman and Daniel Stevens Sepulveda

25570 N. Highway 99

Acampo, CA 95220

Grantor's Name and Address

Bryan Ray Wilson

25343 Drews Rd

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Bryan Ray Wilson

25343 Drews Rd

Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

Bryan Ray Wilson

25343 Drews Rd

Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Katherine Ann Keselman and Daniel Stevens Sepulveda,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Bryan Ray Wilson,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 35, Block 30, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.**

APN 3610-012B0-07900

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title.

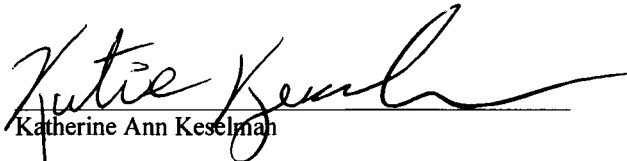
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

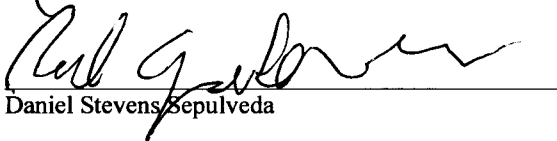
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.

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 Witness Whereof, the grantor has executed this instrument this 23rd day of July, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

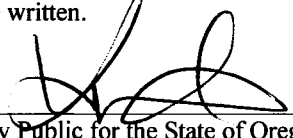

Katherine Ann Kesselman

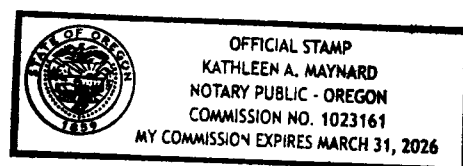

Daniel Stevens Sepulveda

State of Oregon} ss
County of Klamath}

On this 23rd day of July, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Katherine Ann Kesselman**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



See Attached
Acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

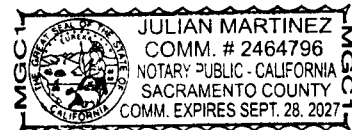
State of California
County of Sacramento)

On September 10th, 2024 before me, Julian Martinez, Notary Public
(insert name and title of the officer)

personally appeared Daniel Stevens Sepulveda,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)