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2024-010122

Klamath County, Oregon



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11/20/2024 01:45:04 PM

Fee: \$87.00

After recording, return to (Name and Address):

Brian &amp; Phaedra Ryckewaert

Until requested otherwise, send all tax statements to  
(Name and Address):Brian & Phaedra Ryckewaert  
10550 Hwy 140 E  
Klamath Falls OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

## BARGAIN AND SALE DEED

PHAEDRA RYCKEWAERT PREVIOUSLY KNOWN AS PHAEDRA MORT

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to PHAEDRA RYCKEWAERT  
AND BRIAN RYCKEWAERT

("grantee"), and to grantee's heirs, successors and assigns, all of

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:LOT 24, BLOCK 7, STEWART, SITUATED IN SECTION 7,  
TOWNSHIP 39 SOUTH, RANGE 9 EAST OF WILLAMETTE  
MERIDEAN, KLAMATH COUNTY, OREGON.

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):

☐ \$ \_\_\_\_\_;☒ 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



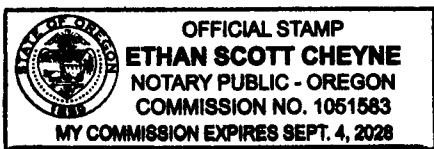
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6 DAY OF NOVEMBER, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

*Phaedra Ryckewaert*  
*B. Ryckewaert*

STATE OF OREGON, County of Ec Oregon Klamath ss.  
 This record was acknowledged before me on November 6th, 2024  
 by Ethan Scott Cheyne  
 or This record was acknowledged before me on \_\_\_\_\_  
 by Phaedra Ryckewaert  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_



Ethan Scott Cheyne *Em Che*  
 Notary Public for Oregon  
 My commission expires Sept. 4th 2028