FORM No. 723 - BARGAIN AND SALE DEED		2024 040422
LA	NO PART OF ANY STEVENS-NESS FORM MAY BE RE	2024-010122 Klamath County, Oregon
After recording, return to	(Name and Address):	00335936202400101220020028 11/20/2024 01:45:04 PM Fee: \$87.00
(Name and Address): Byan & Pl	se, send all tax statements to Nacedra Ryckowerf Uy 140 E Talls OR 9.7603	{SPACE RESERVED FOR RECORDER'S USE]
	BARGAIN AND SA	LE DEED
PHAEDRA RY	CKEWAERT PREVIOSLY I	LNOWN AS PHAEDRA MORT
for the consideration stat	ed below, does hereby grant, bargain, sell and o	convey to PHAEDRA RYCKEWAERT ("grantor"),
AND BRIAN	RYCKENAERT	
that certain real property, Oregon, legally described as set forth on as follows:	with all rights and interests belonging or relating	
TOWNSHIP	39 SOUTH, RANGE 9	EAST OF WILLAMETTE
MERIDEAN, KLAMATH COUNTY, OREGON.		
	se's own and to hold for grantee's heirs, success	

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

the property or value given or promised which is \square part of the \bigvee 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 langauge 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.

STATE OF OREGON, County of Clamath) ss.

This record was acknowledged before me on November 6th, 2024

by Charles Cha

OFFICIAL STAMP
ETHAN SCOTT CHEYNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1051583
MY COMMISSION EXPIRES SEPT. 4, 2028

Notary Public for Oregon

My commission expires Sept. 4+6 2028