



2024-010792
Klamath County, Oregon
12/13/2024 10:20:01 AM
Fee: \$87.00

Joshua Kirchner

Klamath Falls OR
Grantor's Name and Address

Juniper A. Lake
1159 Buck Island DR
Klamath Falls OR 97601
Grantee's Name and Address

After recording return to:
Juniper A. Lake
1159 Buck Island DR
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Juniper A. Lake
No change

File No. 655892AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Joshua Kirchner and Juniper Lake, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Juniper A. Lake, 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 9 in Block 3 of TRACT NO. 1091 LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, A parcel of land situate in Lot 9 of Block 3, TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Lot 9; thence South 12° 51' 31" West, along the Westerly line of said Lot 9, 7.54 feet; thence South 85° 34' 49" East 51.41 feet, more or less, to a point on the Northerly line of said Lot 9, from which the Northeast corner of said Lot 9 bears South 77° 08' 29" West 51.29 feet; thence North 77° 08' 29" West 50.86 feet, more or less, to the point of beginning, containing 192 square feet.

TOGETHER WITH a tract of land situated in Lot 10, Block 3 of "TRACT NO. 1091 - LYNNEWOOD", more particularly described as follows:


Beginning at the Southeast corner of said Lot 10; thence North 06°, 57' 27" East, along the Easterly line of said Lot 10, 7.54 feet; thence North 85° 34' 49" West 51.07 feet to a point on the Southerly line of said Lot 10; thence South 77° 08' 29" East 51.29 feet to the point of beginning, containing 192 square feet.

The true consideration for this conveyance is \$to convey title.

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.

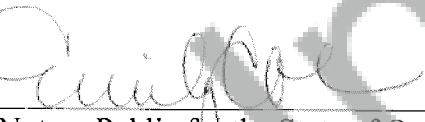
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Joshua Kirchner

State of Oregon } ss
County of Klamath }

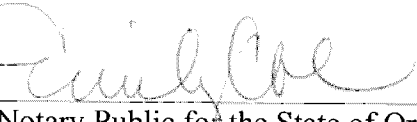
On this 9 day of December , 2024, before me,
Emily Jean Coe a Notary Public in and for said state, personally appeared Joshua Kirchner , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS 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 Falls OR
Commission Expires: 9/27/2025
Juniper A. Lake
Juniper A. Lake



State of Oregon } ss
County of Klamath }

On this 9 day of December , 2024, before me,
Emily Jean Coe a Notary Public in and for said state, personally appeared Juniper Lake, 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 Falls OR
Commission Expires: 9/27/2025

