

THIS SPACE RESERVED FOR RECORDER'S USE

2025-000649

Klamath County, Oregon



00338128202500006490020023

01/29/2025 02:28:09 PM

Fee: \$87.00

Rosie Barkdoll  
608 Flagstaff Ct  
Vacaville, CA 95687

Grantor's Name and Address

Maria Susan Wyles, John Wyles and Joanne Heath  
336 Quien Sabe Dr  
Scotts Valley, CA 95066

Grantee's Name and Address

After recording return to:  
Maria Susan Wyles, John Wyles and Joanne Heath  
336 Quien Sabe Dr  
Scotts Valley, CA 95066

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

Maria Susan Wyles, John Wyles and Joanne Heath  
336 Quien Sabe Dr  
Scotts Valley, CA 95066

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Rosie Barkdoll**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Maria Susan Wyles and John Wyles, as Tenants by the Entirety and Joanne Heath, all Not as Tenants in Common but with Rights of Survivorship**,

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:

**The Southerly 34 feet of the Easterly 88 feet of Lot 4, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,**  
**And the Northerly 5 feet of the Easterly half of Lot 5 Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Oregon,**

**Also a strip of land two (2) feet wide of the Southerly 34 feet of the Easterly end of the Westerly 90 feet of Lot 4, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.**

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.

Returned at Counter *Kat's Deed Prep.*


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 24 day of Jan, 2025, 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.

  
Rosie Barkdoll

State of California } ss  
County of Salerno }

On this 24<sup>th</sup> day of January, 2025, before me, Dang Nguyen a Notary Public in and for said state, personally appeared Rosie Barkdoll, 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  
Residing at:  
Commission Expires:

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 Salerno } ss  
On 01/24/2025 before me, Dang Nguyen, Notary Public  
personally appeared Rosie Barkdoll  
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 he/she/they  
are the person(s) acting, executed the instrument, I certify that there is no known  
PERJURY under the laws of the State of California that the foregoing paragraph is true  
and correct. WITNESS my hand and official seal.

