

2025-000950

Klamath County, Oregon

Returned at Counter



00338475202500009500020024

02/12/2025 10:57:12 AM

Fee: \$87.00

**After recording, please return to:**

Mika N. Bair  
Bair Law, LLC  
517 Main Street  
Klamath Falls OR 97601

**Send tax statements to:**

Darryl Pech  
6016 Washburn Way  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 31<sup>st</sup> day of January 2025, by Todd Goebel, Trustee of the Beverly J. Hanson Trust, FBO Darryl Pech, Grantor, who conveys to Darryl Pech, Grantee, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

Lots 19 and 20, Block 9, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account No. 186916

More commonly referred to as 1833 Lawrence Street, Klamath Falls, Oregon 97601.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS



92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, said Grantor has executed this instrument this 31<sup>st</sup> day of January 2025.

  
\_\_\_\_\_  
Todd Goebel, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 31<sup>st</sup>, 2025, by Todd Goebel, in his capacity as Trustee of the Beverly J. Hanson Trust FBO Darryl Pech.



  
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Notary Public for Oregon  
My Commission Expires: 07/01/2025