

2025-001059

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00338617202500010590020022

02/18/2025 08:35:21 AM

Fee: \$87.00

After recording, return to (Name and Address):

NO ~~Nicholas Garcia~~ \*  
75680 Barton St  
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to

(Name and Address):

NO ~~Nicholas Garcia~~ \*  
75680 Barton St  
Chiloquin, OR 97624

Basin Deals LLC

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Joshua Alex Miller

for the consideration stated below, does hereby grant, bargain, sell and convey to ~~Nicholas Garcia~~ WA ("grantor"),  
Basin Deals LLC, Oregon limited liability company

that certain real property, with all rights and interests belonging or relating thereto, situated in ~~Chiloquin~~ Klamath County,  
Oregon, legally described (check one):

- as set forth on the attached Exhibit A, and incorporated by this reference.
- as follows:

LOT 5, Tract 1027  
Block 7 MT Scott meadow  
Klamath county OR

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):

- \$8000;
- 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.



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 February 15, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

Joshua Alex Miller  
 \_\_\_\_\_  
 \_\_\_\_\_

Nevada  
 STATE OF ~~OREGON~~, County of Washoe ) ss.  
 This record was acknowledged before me on February 15, 2025,  
 by Joshua Alex Miller  
 or This record was acknowledged before me on \_\_\_\_\_,  
 by \_\_\_\_\_  
 as (corporate title) N/A  
 of (company name) N/A

Jim Gagnon  
 Notary Public for ~~Oregon~~ Nevada  
 My commission expires 03/27/2028

