

2025-001072

Klamath County, Oregon

Grantor's Name:

Joseph Seth Tillman



00338634202500010720010017

Grantee's Name:

Beeper Keeper Living Trust, U/D/T, dated July 5, 2016
 Rebecca Lynne White, Trustee

02/18/2025 11:05:51 AM

Fee: \$82.00

After recording return to:

Beeper Keeper Living Trust, U/D/T, dated July 5, 2016
 Rebecca Lynne White, Trustee
 P.O. Box 235
 Klamath Falls, Oregon 97601

Send tax statements to:

Beeper Keeper Living Trust, U/D/T, dated July 5, 2016
 Rebecca Lynne White, Trustee
 P.O. Box 235
 Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Joseph Seth Tillman**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Rebecca Lynne White, Trustee of the Beeper Keeper Living Trust, Or Her Successor In Trust, U/D/T, Dated July 5, 2016, including any Amendments Hereto**, 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:

2555 Garden Avenue, Klamath Falls, Oregon 97601, Parcel 1. Lot 30, RESUBDIVISION OF BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Parcel 2. That portion of the strip of land contiguous to the Northerly boundary of Lot 30, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records, and between the extensions of the Northwesterly boundary line and the East boundary line of said Lot 30 to the centerline of the strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, filed in the Records of Klamath County, Oregon.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,0650 which consists of and includes, that Lot 8 IN BLOCK 5 OF ALASKA STATE LAND SURVEY NO. 81-54, IKSGIZA LAKE SUBDIVISION, CONTAINING 4.763 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE MANLEY HOT SPRINGS RECORDING DISTRICT ON AUGUST 31, 1981, AS PLAT 81-6.

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 4TH day of FEBRUARY, 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.

Joseph Seth Tillman
 Joseph Seth Tillman

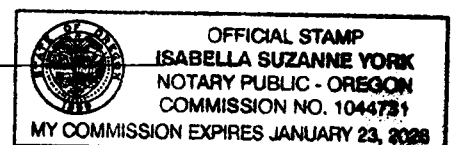
State of Oregon)

County of Klamath)

On this 4TH day of FEBRUARY, 2025, before me, ISABELLA SUZANNE YORK a Notary Public in and for said state, personally appeared Joseph Seth Tillman, 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.

Isabella Suzanne York
 Notary Public-State of Oregon
 Residing at: 6510 S. 6TH ST. KLAMATH FALLS, OR 97603
 My commission expires 01/23/28



Returned at Counter