

THIS SPACE RESERVED FOR RECORDER'S USE

**2025-001523**

Klamath County, Oregon

03/03/2025 03:23:01 PM

Fee: \$92.00

Teresa Falconer

4315 NE 90th Ave

Portland, OR 97220

Grantor's Name and Address

Jennifer Harrington

4315 NE 90th Ave

Portland, OR 97220

Grantee's Name and Address

After recording return to:

Jennifer Harrington

4315 NE 90th Ave

Portland, OR 97220

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

Jennifer Harrington

4315 NE 90th Ave

Portland, OR 97220

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Teresa Falconer**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Jennifer Harrington**,

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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.

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.

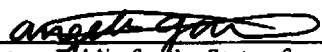
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

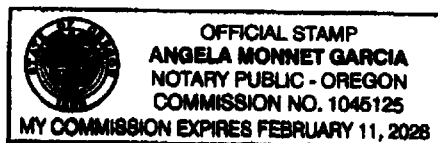
In Witness Whereof, the grantor has executed this instrument this 10 day of February, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Teresa Falconer

State of Oregon } ss  
County of Multnomah }

On this 10 day of February, 2025, before me, Angela Monnet Garcia a Notary Public in and for said state, personally appeared Teresa Falconer, 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.

  
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Notary Public for the State of Oregon  
Residing at: First Community Credit Union  
Commission Expires: February 11, 2028



Legal Description  
Exhibit "A"

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows: Beginning at the Northeast corner of said Section 8; thence North 89° 37' 24" West along the North line of said Section 8, 655.42 feet to the East line of the W1/2 of the NE1/4 of the NE1/4 of said Section 8 and the true point of beginning; thence South 0° 07' 44" East along said East line, 435.35 feet; thence North 89° 39' 38" West, 984.06 feet; thence North 0° 00' 14" West, 435.98 feet to the North line of said Section 8; thence South 89° 37' 24" East, along said North line, 983.12 feet to the true point of the beginning.

**PARCEL 2:**

A tract of land in the North half (N1/2) of the Northeast Quarter (NE1/4) of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Northeast corner of said Section 8, thence North 89°37'24" West, along the North line of said Section 8, 1638.54 feet to the true point of beginning; thence South 0°00'14" East, 435.98 feet; thence North 89°39'38" West, 984.07 feet to the West line of the NE1/4 of said Section 8; thence North 0°07'13" East, along said West line, 438.61 feet to the North 1/2 corner of said Section 8, thence South 89°37'24" East along the North line of said Section 8, 983.12 feet to the true point of beginning.