

TAX ACCT. NO. 164351
MAP/TAX LOT NO. 2607-001B0-05900

GRANTOR

WT REAL ESTATE, LLC, an Oregon limited liability company

GRANTEE

Wayne Van Damme and Judy Van Damme
90099 PRAIRIE ROAD
EUGENE, OR 97402

CTS# 25-0175

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

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

BARGAIN AND SALE DEED


WT REAL ESTATE, LLC, an Oregon limited liability company, Grantor,
conveys to
WAYNE VAN DAMME AND JUDY VAN DAMME, not as tenants in common, but with the right of
survivorship, Grantee,
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 anywise appertaining, situated in the
County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 13 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is \$0 – to change vesting.


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.

Dated this 19th day of March, 2025.
WT REAL ESTATE, LLC, an Oregon limited
liability company


By: Wayne Van Damme
Its: Member and Manager

State of Oregon
County of LANE

This instrument was acknowledged before me on March 19, 2025 by Wayne Van
Damme as Member and Manager of WT REAL ESTATE, LLC, an Oregon limited liability company.


(Notary Public for Oregon)
My commission expires 6-4-2027

