

RECORDING INFORMATION:

Prepared by:
BUTLER, LOONEY & MARTINSEN, P.C.
PO BOX 430 VALE OR 97918

After recording return to:
BUTLER, LOONEY & MARTINSEN, P.C.
PO BOX 430 VALE OR 97918

Until a change is requested, all tax statements shall be sent to:
SUN JEW VAN WINKLE
282 HOLLAND STREET
VALE OR 97918

2025-001733
Klamath County, Oregon

00339474202500017330010015

03/11/2025 08:32:09 AM

Fee: \$82.00

2025-002155
Klamath County, Oregon

00340042202500021550010011

03/26/2025 08:27:50 AM

Fee: \$82.00

The true consideration for this conveyance is \$0.00 and other value given, which is the whole consideration.

STATUTORY BARGAIN AND SALE DEED

SUN JEW VAN WINKLE, Grantor, conveys to SUN JEW VAN WINKLE and THERESA ANN VAN WINKLE, not as tenants in common, but with right of survivorship, Grantee, the following described real property:

Land in Klamath County, Oregon, as follows:

Lot 9 in Block 5 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

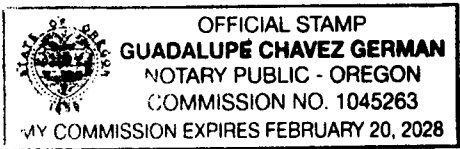
“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 5 day of March, 2025.

Sun Jew Van Winkle
SUN JEW VAN WINKLE

STATE OF OREGON
County of Malheur

The foregoing instrument was acknowledged before me this 5th day of March, 2025, by SUN JEW VAN WINKLE.



Guadalupe Chavez German
Notary Public – State of Oregon