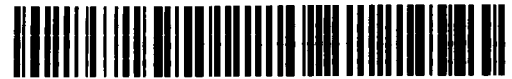


Returned at Counter

2025-002563

Klamath County, Oregon



00340549202500025630020021

04/09/2025 01:16:25 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME:

Jan T. McNeale

GRANTEE'S NAME AND ADDRESS:

Debra J. Lowell
PO Box ~~797~~ 367
Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

SAME AS ABOVE

BARGAIN AND SALE DEED

Jan T. McNeale hereinafter referred to as grantor, conveys to **Debra J. Lowell**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 23: S1/2 SW1/4 NW1/4 NW1/4 Section 19 Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Lot 24: N1/2 SW1/4 NW1/4 NW1/4 Section 19 Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Ten acres M or L.

Subject to a twenty-foot (20 ft.) easement along the East boundary for mutual roadway and all roadway purposes.

Subject to easement for power utility use.

Subject to restrictions and reservations of record.

Tax Account No.: 160827

Map No.: 2508-01900-01300

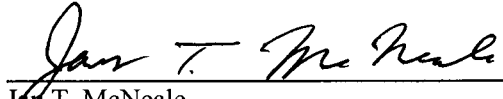
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000. However, the actual consideration consists of or includes other property or value given or promised which is (part of) (the whole consideration).

IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of March 2025.

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

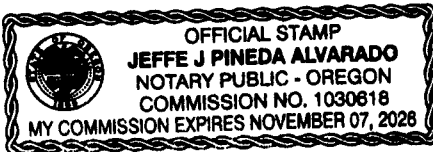


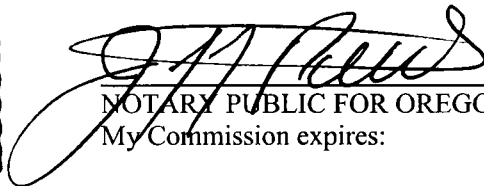
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Jan T. McNeale

STATE OF OREGON; County of Lane) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31 day of March, 2025
by Jan T. McNeale.




NOTARY PUBLIC FOR OREGON
My Commission expires:

