

2025-002733

Klamath County, Oregon



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04/15/2025 02:17:55 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Janet Meek
7949 Teal Drive
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Angela Simpson
8136 Ground Squirrel Dr.
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Angela Simpson
8136 Ground Squirrel Dr.
Bonanza, OR 97623

BARGAIN AND SALE DEED

Janet K. Simpson formerly known as Janet Meek, hereinafter referred to as grantor, conveys to **Angela Simpson**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3 in Block 36, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 463395
Map Tax Lot No.: 3811-009B0-00500

Includes a manufactured home as follows:

1983 Redman
Home ID No: 246583
Serial No.: 11811029
Tax Account No.: 811198


Commonly known as 8136 Ground Squirrel Dr., Bonanza, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., ownership transfer.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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.

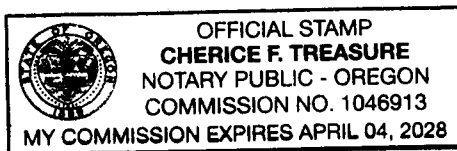
Dated this 11 day of April, 2025.




Janet K. Simpson

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 11 day of April, 2025 by Janet K. Simpson.





NOTARY PUBLIC FOR OREGON
My Commission expires: 4/4/2028