

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2025-003204**Klamath County, Oregon**

00341305202500032040030030

04/30/2025 11:27:57 AM

Fee: \$92.00

After recording, return to (Name and Address):

Angela M Thomas

4629 Austin St

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
(Name and Address):

Angela M Thomas

4629 Austin St

Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Angela M Thomas

4629 Austin St

Klamath Falls, OR 97603

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

Angela M Thomas and Daniel R Thomas as tenants in common

4629 Austin St

Klamath Falls, OR 97603

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.☐ as follows:

See attached legal description

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.**PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.****S-N Form No. 723 – Bargain and Sale Deed – Page 1 of 2**



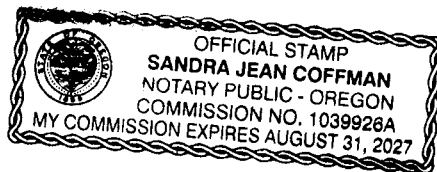
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 4-30-25; any signature on behalf of a business or other entity is made with the authority of that entity.

Angela M. Thomas
Angela M. THOMAS

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on April 30 2025
 by Angela M Thomas
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



Sandra Coffman
 Notary Public for Oregon
 My commission expires August 31, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Tract 10 in THE SUBDIVISION OF TRACTS 25 TO 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision in Klamath County, Oregon; thence South 87 degrees 58' East along the North line of said Tract 10, a distance of 174.12 feet; thence South 0 degrees 06 minutes East 124.92 feet, to the Northeast corner of a parcel of land deeded by George H. Stiles and Iva M. Stiles to V.O. Childers and Ada Childers, and described in a Deed recorded in Klamath Deed Records, Volume 132, Page 535; thence South 89 degrees 54' West 174 feet, more or less to the West line of said Tract 10; thence North 0 degrees 06' West, along said West line, a distance of 68.4 feet, thence North 88 degrees 48 minutes West (54.98 feet) thence North 1 degrees 40' West, 64.36 feet, to the North line of Tract 9 of said subdivision; thence South 87 degrees 58' East, along said North line, 56.77 feet to the point of beginning; being a portion of Tracts 9 and 10, Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

PARCEL 2:

Beginning at a point on the line between Tracts 9 and 10 of the Subdivision of Tracts 25 and 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision of Klamath County, Oregon, which is South 0 degrees 06' East, a distance of 63.0 feet from the Northeast corner of said Tract 9, and which point of beginning is the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 153, page 143; thence South 0 degrees 06' East, along the line between said Tracts 9 and 10, a distance of 68.4 feet, to the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 132, Page 535; thence at right angles, South 89 degrees 54' West, 53.05 feet; thence North 1 degree 40' West, 69.7 feet; thence South 88 degrees 46' East, 54.98 feet to the point of beginning; being a portion of Tract 9 of the Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

PARCEL 3:

A strip of land ten feet wide and 134.06 feet long off the East side of a tract or parcel of land lying in Tract 9, Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS said tract being more particularly described in a deed recorded in Volume 186 page 201, Deed Records of Klamath County, Oregon, said strip hereby conveyed abuts upon the entire West line of a Tract owned by the said grantee and described in a Deed recorded in Volume 169 Page 125 Deed Records of Klamath County, Oregon.