



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003237

Klamath County, Oregon

05/01/2025 10:51:01 AM

Fee: \$97.00

Earl Robert Wessel, Jr., Cheryl Lynn Eissner, Michael Troy
Wessel and Gregory Thomas Wessel

1604 Hope Street

Klamath Falls, OR 97603

Grantor's Name and Address

Karlyn J. Wessel, as Trustee of Wessel Revocable Living Trust

1604 Hope Street

Klamath Falls OR 97603

Grantee's Name and Address

After recording return to:

Karlyn J. Wessel, Trustee

1604 Hope Street

Klamath Falls, OR 97603

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

Karlyn J. Wessel as Trustee

32315 Modoc Point RD

Chiloquin, OR 97624

File No. 668355AM

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Earl Robert Wessel, Jr., Cheryl Lynn Eissner, Michael Troy Wessel and Gregory Thomas Wessel

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Karlyn J. Wessel, as Trustee of Wessel Revocable Living Trust,

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 any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Parcel 1 of Land Partition 40-21 being a replat of Parcels 1, 2 and 3 of Land Partition 22-04, situated in the SE1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded November 22, 2021 in Instrument No. 2021-017491, Records of Klamath County, Oregon.

The true consideration for this conveyance is “all right, title, and interest, if any”

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 Witness Whereof, the grantor has executed this instrument this 22nd day of April, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Earl Robert Wessel, Jr

Earl Robert Wessel, Jr.

Michael Troy Wessel

Michael Troy Wessel

Cheryl Lynn Eissner

Cheryl Lynn Eissner

Gregory Thomas Wessel

Gregory Thomas Wessel

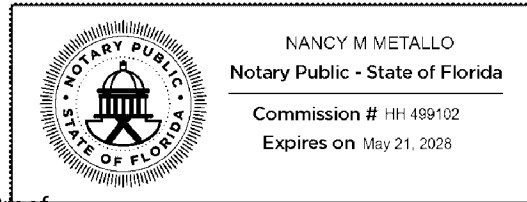
State of Florida } ss
County of Orange }

On this day of 04/29/2025, before me Nancy M Metallo, a Notary Public in and for said state,

personally appeared Earl Robert Wessel, Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Nancy M Metallo
Notary Public for the State of Florida
Residing at: Orange County
Commission Expires: 05/21/2028 / _____



Notarized remotely online using communication technology via Proof.
Produced Identification: DRIVER LICENSE

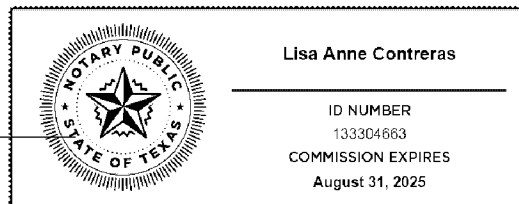
State of Texas } ss
County of Denton }

On this day of 04/23/2025, before me Lisa Anne Contreras, a Notary Public in and for said state,

personally appeared Michael Troy Wessel known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Anne Contreras
Notary Public for the State of Texas
Residing at: Denton County Texas
Commission Expires: 08/31/2025 / _____



Electronically signed and notarized online using the Proof platform.

State of Texas } ss
County of Brazoria }

On this day of 04/25/2025, before me Marie Ward, a Notary Public in and for said state,

personally appeared Cheryl Lynn Eissner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

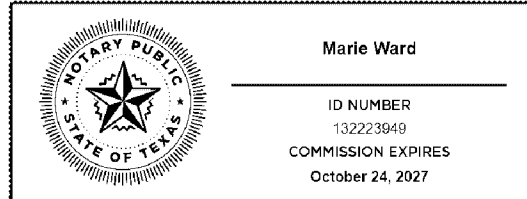
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marie Ward

Notary Public for the State of Texas

Residing at: Brazoria County, TX

Commission Expires: 10/24/2027



Electronically signed and notarized online using the Proof platform.

State of Texas } ss
County of Denton }

On this day of April 29th, 2025 before me Brock Repec, a Notary Public in and for said state,

personally appeared Gregory Thomas Wessel, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brock Repec

Notary Public for the State of Texas

Residing at: Denton County, Texas

Commission Expires: 08/18/2025 /

Electronically signed and notarized online using the Proof platform.

