



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003238
Klamath County, Oregon
05/01/2025 10:51:01 AM
Fee: \$87.00

Karlyn Wessel

Grantor's Name

Karlyn J. Wessel, as Trustee of Wessel Revocable Living Trust
32315 Modoc Point RD
Chiloquin, OR 976247

Grantee's Name

After recording return to:
Karlyn J. Wessel, Trustee
32315 Modoc Point RD
Chiloquin, OR 976247

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

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Karlyn J. 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"

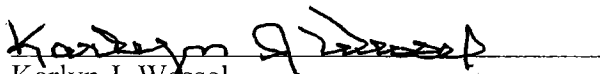
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

87 AMT

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.

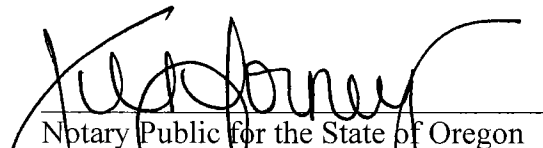
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29th 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.


Karlyn J. Wessel

State of OREGON } ss
County of KLAMATH }

On this 29th day of April, 2025, before me Jillian Kathleen Forney, a Notary Public in and for said state, personally appeared Karlyn J. 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.


Notary Public for the State of Oregon
Residing at 404 Main Street, Ste 1:
Commission Expires: 1/30/2028

