

2025-003316

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Linda D. Schmeits, Trustee  
20575 SW Westside St  
Beaverton, OR 97078



00341452202500033160020026

05/05/2025 12:04:02 PM

Fee: \$87.00

SEND TAX STATEMENTS TO:

Linda D. Schmeits, Trustee  
20575 SW Westside St  
Beaverton, OR 97078

(This space reserved for recording label.)

**BARGAIN AND SALE DEED**

Alan J. Schmeits and Linda D. Schmeits, Grantors, convey to Linda D. Schmeits, Trustee of The Alan and Linda Schmeits Trust dated April 29, 2025, Grantee, all of Grantors' interest in the following described real property, situated in Klamath County, Oregon, to-wit:

See attached Exhibit A

The actual consideration for this conveyance is none. This conveyance is made to fund the Grantors' revocable living trust for the Grantors' benefit.

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.

Dated April 29, 2025.

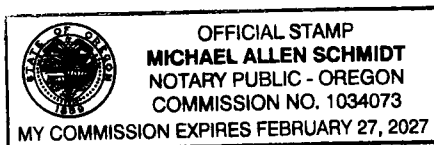
Alan J. Schmeits  
Alan J. Schmeits

Linda D. Schmeits  
Linda D. Schmeits

STATE OF OREGON, County of Washington. ) ss.

Personally appeared the above named Alan J. Schmeits and Linda D. Schmeits and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me April 29, 2025.



[Signature]  
Notary Public for Oregon

## EXHIBIT A

The West 1/3 of the West 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, consisting of approximately 3 1/3 acres; Except for the Southerly 60' thereof reserved for a public access easement.

SUBJECT TO: rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; reservations, restrictions and easement as contained in Patent recorded in Vol. 305, Pg 233, Klamath County records; reservations, restrictions and easements as contained in Deed recorded 5-3-1977 in Vol. M77, page 9635, Microfilm records of Klamath County, Oregon.