

2025-003729

Klamath County, Oregon

05/19/2025 12:32:01 PM

Fee: \$87.00

Deana Smith, Successor Trustee of The Phillip R. Sleet Living
Trust, U/A dated February 24,2025

PO Box 216

Saginaw, MN 55779

Grantor's Name and Address

Anna L. Diehl

PO Box 411

Eagle Point, OR 97524

Grantee's Name and Address

After recording return to:

Anna L. Diehl

PO Box 411

Eagle Point, OR 97524

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

Anna L. Diehl

PO Box 411

Eagle Point, OR 97524

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Deana Smith, Successor Trustee of The Phillip R. Sleet Living Trust, U/A dated February 24,2025,

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

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:

LOT 23, BLOCK 24, TRACT NO. 1113, OREGON SHORES UNIT 2, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration paid for this transfer, stated in terms of dollars, is TO CONVEY TITLE. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 14 day of May, 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.

The Phillip R. Sleet Living Trust, U/A dated February 24, 2025

Deana Smith
Deana Smith, Successor Trustee

State of Minnesota
County of Beauregard

On this 14th day of May, 2025, before me, Deana Smith a Notary Public in and for said state, personally appeared Deana Smith, Successor Trustee of The Phillip R. Sleet Living Trust, U/A dated February 24, 2025, 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.

Victoria J Boemer
Notary Public for the State of
Residing at: Beauregard, MN.
Commission Expires: Jan 31, 2030

