

2025-004323

Klamath County, Oregon



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06/06/2025 01:24:44 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Michael Richard Garrett  
805 Aberdeen Cove  
Madison, Mississippi 39110

GRANTEE'S NAME AND ADDRESS:

Kolby Vartanian  
509 16<sup>th</sup> Street  
Huntington Beach, CA 92648

SEND TAX STATEMENTS TO:

Kolby Vartanian  
509 16th Street  
Huntington Beach, CA 92648

**BARGAIN AND SALE DEED**

**MICHAEL RICHARD GARRETT** hereinafter referred to as grantor, conveys to **KOLBY VARTANIAN**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 15C, Block 17, Klamath Falls Forest Estates, Sycan Unit East 550' of the West 1650' of Lots 15, Block 17 Klamath County, Oregon.

Tax Account No.: 175955  
Map No.: 3313-01300-05200

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,666.66. However, the actual consideration consists of or includes other property or value given or promised which is (part of) ( the whole consideration).

IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> day of May 2025.


**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
MICHAEL RICHARD GARRETT

STATE OF MISSISSIPPI  
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15<sup>th</sup> day of May, 2025, within my jurisdiction, the within named MICHAEL RICHARD GARRETT, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

  
(Notary Public)

My commission expires:

