

2025-004324

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



06/06/2025 01:24:50 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Jennifer Lynn Vartanian
331 E. Wisteria Place
Santa Ana, CA 92870

GRANTEE'S NAME AND ADDRESS:

Kolby Vartanian
509 16th Street
Huntington Beach, CA 92648

SEND TAX STATEMENTS TO:

Kolby Vartanian
509 16th Street
Huntington Beach, CA 92648

BARGAIN AND SALE DEED

JENNIFER LYNN VARTANIAN 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.

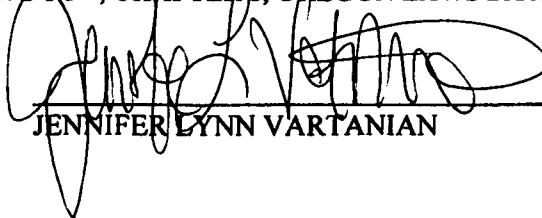
Tax Account No.: 175955
Map No.: 3313-01300-05200

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 28 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.


JENNIFER LYNN VARTANIAN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)ss.

Vanessa Caro Anaya, Notary Public

On May 28, 2025 before me, _____, a notary public,
personally appeared JENNIFER LYNN VARANIAN, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 