

2025-004417

Klamath County, Oregon

06/10/2025 12:01:02 PM

Fee: \$92.00

*Unless a change is requested, all tax statements shall
be sent to Grantee at:*

No Change _____

After recording, this Deed shall be delivered to:

Horner Law, LLP

250 NW Franklin Avenue, Suite 101

Bend, OR 97703

BARGAIN AND SALE DEED

The true consideration for this transfer is for estate planning purposes.

GREGORY A. THEDE and PATRICIA JANET THEDE, Grantors, bargain, sell and convey to GREGORY A. THEDE and PATRICIA J. THEDE, as Trustees or the Successor Trustee of the Thede Living Trust, dated June 10, 2025, Grantee, all of their right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

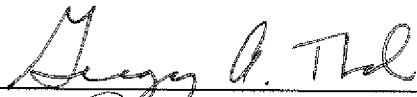
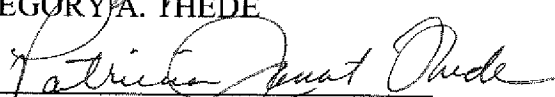
See Exhibit "A" attached hereto.

(Commonly known as 9119 St. Andrews Circle, Klamath Falls, Oregon)

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

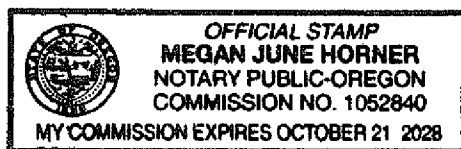
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 10th day of June, 2025.


GREGORY A. THEDE

PATRICIA JANET THEDE

STATE OF OREGON, County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 10th day of June, 2025, by GREGORY A. THEDE and PATRICIA JANET THEDE.



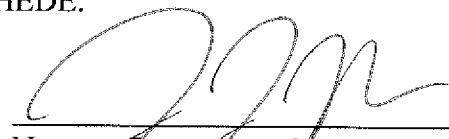

NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/21/2028

EXHIBIT "A"
LEGAL DESCRIPTION

Unit A, Building 9, SHIELD CREST CONDOMINIUMS, situate in Lot 11, Block 4 of Tract 1257, Re-subdivision of a portion of FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.