

**2025-004884**

**Klamath County, Oregon**

06/24/2025 01:21:02 PM

Fee: \$92.00

Blake and Traci Bartak  
40415 NE 142<sup>nd</sup> Avenue  
Amboy, WA 98601

**After Recording Return To:**

Joner Law PLLC  
PO Box 928  
Battle Ground, WA 98604

**Until Requested Otherwise, Send All Tax Statements To:**

Blake and Traci Bartak  
40415 NE 142<sup>nd</sup> Avenue  
Amboy, WA 98601

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**BARGAIN AND SALE DEED**

Property ID: 373704  
Map: 3809-028CD-07500

Situs Addresses: 310 Pacific Terrace, Klamath Falls, OR 97601

Know all men by these present that for valuable **consideration of love and affection**, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, **Blake R. Bartak and Traci J. Bartak**, (hereinafter "Grantors") do hereby grant, bargain, sell and convey unto **Skyline & Pacific LLC** (hereinafter "Grantee") all of their interest in the following certain real property, together with all improvements located thereon, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.

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. 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.



Sani Baetuk

STATE OF WASHINGTON )  
 )  
 ) SS:  
COUNTY OF CLARK )

SWORN TO AND SUBSCRIBED before me, this the 6th day of June, 2025.

My Commission Expires 6/4/27

