

2025-004885

Klamath County, Oregon

06/24/2025 01:23:01 PM

Fee: \$92.00

Blake and Traci Bartak
40415 NE 142nd 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 142nd Avenue
Amboy, WA 98601

BARGAIN AND SALE DEED

Property ID: 215788
Map: 3809-029AD-07900

Situs Addresses: 1713 Lexington Avenue, Klamath Falls, OR 97601

Know all men by these prgsent 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 **59th & Lexington 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 25, HILLSIDE 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, EXCEPTING THEREFROM the Easterly 100 feet
thereof.

The true and actual consideration for this transaction is **love and affection between the parties.**

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.

IN WITNESS whereof, Grantors have executed this instrument on ^{JUNE}~~May~~ 6, 2025.



Blake R. Bartak, Grantor




Traci J. Bartak, Grantor

STATE OF WASHINGTON)
 ss:
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **Blake R. Bartak and Traci J. Bartak** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

SWORN TO AND SUBSCRIBED before me, this the ^{JUNE}6th day of ~~May~~, 2025.



Notary Public for the State of Washington
My Commission Expires 6/4/27

