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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2025-005423

Klamath County, Oregon



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07/01/2025 02:40:18 PM

Fee: \$92.00

After recording, return to (Name and Address):

Carson & Jessica Mockridge
11609 Olene Ridge Ct
Klamath Falls, OR 97603Until requested otherwise, send all tax statements to
(Name and Address):Carson & Jessica Mockridge
11609 Olene Ridge Ct
Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Nicole

Gary Ryan Case and Robbyn Thompson

("grantor").

for the consideration stated below, does hereby grant, bargain, sell and convey to

Carson and Jessica Mockridge

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

A parcel of land in SE 1/4 of the NW 1/4 of Section 9,
Township 39 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon.

Tax account # 3910-009BD-03100

Parcel ID: 593931

1.37 acres

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$ 1.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.



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

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on July 1, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

[Signature]

Robbyn Thompson

[Signature]

STATE OF OREGON, County of Klamath

This record was acknowledged before me on 7/1/25 by Annalise Miranda Annalise Miranda Carson Mockridge Jessica Mockridge Gary Case Robbyn Thompson

or This record was acknowledged before me on _____ by _____ as (corporate title) _____ of (company name) _____

[Signature]

Notary Public for Oregon

My commission expires Feb. 20, 2028

