

**2025-005702**

**Klamath County, Oregon**



00344263202500057020040042

**AFTER RECORDING  
RETURN AND SEND  
TAX STATEMENTS TO:**

**SPA  
FOR R**

07/03/2025 11:40:33 AM

Fee: \$102.00

Ronnie R. LaClair  
3905 Coronado Way  
Klamath Falls, OR 97603

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**BARGAIN AND SALE DEED**

Theresa A. LaClair and Ronnie R. LaClair, Grantor, conveys to Ronnie R. LaClair, Grantee, the real property commonly described as 200 W Chocktoot St, Chiloquin, OR 97624. The legal description for this conveyance is attached as Exhibit 1 and incorporated by this reference as if set forth fully herein.

This conveyance is subject to all encumbrances of record, covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration for this conveyance is \$1.00 and further agreements pursuant to the Mediation Settlement Agreement privately held between the parties.

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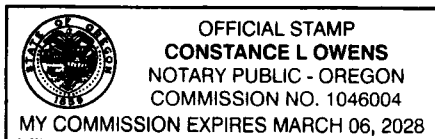
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Executed on this 25<sup>th</sup> day of May, 2025.

Theresa A. LaClair  
Theresa A. LaClair

STATE OF OREGON                    )  
  ) ss.  
County of Lane                    )

On this 25 day of May, 2025, the foregoing instrument was acknowledged before me by Theresa A. LaClair.



Constance L. Owens  
Notary Public for Oregon

Executed on this 10 day of June, 2025.

Ronnie R. LaClair  
Ronnie R. LaClair

STATE OF OREGON                    )  
  ) ss.  
County of \_\_\_\_\_                    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the foregoing instrument was acknowledged before me by Ronnie R. LaClair.

prase See attached  
Notary Public for Oregon

## ACKNOWLEDGMENT

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 San Bernardino

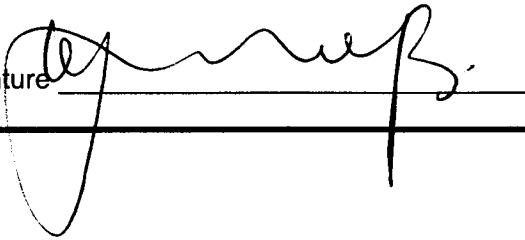
On 06/10/2025 before me, Genna Becerra, Notary public  
(insert name and title of the officer)

personally appeared Ronnie R. Laclair  
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.

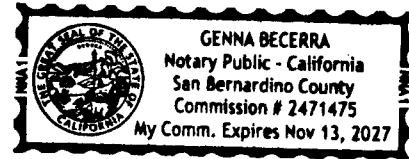
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



## **LEGAL DESCRIPTION**

**Lots 1 and 2, Block 15, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**