

2025-005775

Klamath County, Oregon



00344356202500057750040046

07/08/2025 08:09:37 AM

Recording Office

Fee: \$102.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Carson and Jessica Mockridge

11609 Olene Ridge Ct

Klamath Falls, OR 97603

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Gary Ryan Case and Robbyn Nicole Thompson

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Carson and Jessica Mockridge

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

Carson and Jessica Mockridge

11609 Olene Ridge Ct.

Klamath Falls, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference:**9. If this instrument is being re-recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of: GranteeTo correct: Legal DescriptionPreviously recorded in Book/Volume _____ and Page 2025, or as Fee number 005423

LA

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



Returned at Counter

After recording, return to (Name and Address):

Carson & Jessica Mockridge
 11609 Olene Ridge Ct
 Klamath Falls, OR 97603

2025-005423

Klamath County, Oregon



00343964202500054230020025

07/01/2025 02:40:18 PM

Fee: \$92.00

Until 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

Gary Ryan Case and Robbyn^{Nicole} 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.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



2023-008684
Klamath County, Oregon
10/08/2023 09:48:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Gary Ryan Case and Robbyn Nicole Thompson
19140 N Poe Valley Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Gary Ryan Case and Robbyn Nicole Thompson
19140 N Poe Valley Rd.
Klamath Falls, OR 97603
File No. 608960AM

Exhibit A

STATUTORY WARRANTY DEED

James E. Isaac and Joanne K. Isaac, as Trustee of Isaac Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Gary Ryan Case and Robbyn Nicole Thompson, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land in SE1/4 of the NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin which is North 0°06' East 30.00 feet and South 88°58' East 327.2 feet from the Southwest corner of the SE1/4 NW1/4 of Section 9 (true point of beginning); thence South 88°58' East 297.20 feet to a 1/2 inch iron pin; thence North 0°06' East 201.50 feet to a 1/2 inch iron pin; thence South 89°03' West 297.2 feet to a 1/2" iron pin; thence South 0°06' West 201.07 feet to the point of beginning.

The true and actual consideration for this conveyance is \$75,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable