



THIS SPACE RESERVED FOR

2025-005896

Klamath County, Oregon

07/10/2025 03:46:01 PM

Fee: \$92.00

Jessie Ivie, Heir of Toni J. Ivie and Joseph M. Bailey,
Heir of Toni J. Ivie

PO Box 1279

Brookings, OR 97415

Grantor's Name and Address
Joseph M. Bailey

PO Box 1279

Brookings, OR 97415

Grantee's Name and Address
After recording return to:

Joseph M. Bailey

PO Box 1279

Brookings, OR 97415

Until a change is requested all tax statements
shall be sent to the following address:
Joseph M. Bailey
PO Box 1279
Brookings, OR 97415

File No. 1007595

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jessie Ivie, Heir of Toni Jean Ivie, who acquired title as Toni J. Ivie and Joseph M. Bailey, Heir of Toni Jean Ivie, who acquired title as Tonie J. Ivie per Simple Estate 25PB02101 filed in the Circuit Court of the State of Oregon for the County of Klamath,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Joseph M. Bailey,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 10 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

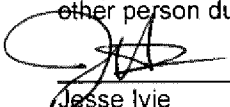
The true consideration for this conveyance is to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

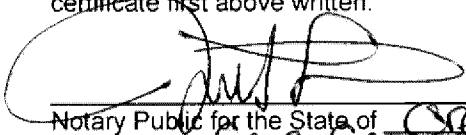
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

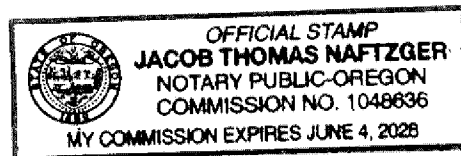
In Witness Whereof, the grantor has executed this instrument this 7 day of July, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

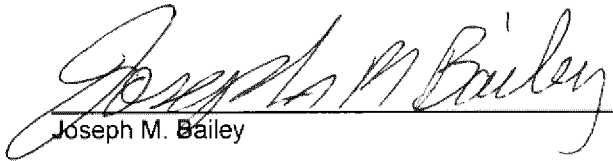

Jesse Ivie

State of Oregon } ss
County of Coos }

On this 7 day of July, 2025, before me, Jacob Naftzger, a Notary Public in and for said state, personally appeared Jesse Ivie, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

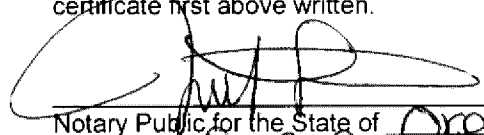

Notary Public for the State of Oregon
Residing at: Coos County
Commission Expires: 6/4/28




Joseph M. Bailey

State of Oregon } ss
County of Coos }

On this 7 day of July, 2025, before me, Jacob Naftzger, a Notary Public in and for said state, personally appeared Joseph M. Bailey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Coos County
Commission Expires: 6/4/28

