



07/11/2025 10:09:03 AM

Fee: \$87.00

Returned at Counter

After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Charles Saxe and Mary Terryl Saxe P.O. Box 540 Palermo, CA 95968

Grantors:
Jake D. Weems and Austyn H. Weems
P.O. Box 712
Merrill, OR 97633

Grantees:
Charles Saxe and Mary Terryl Saxe
P.O. Box 540
Palermo, CA 95968

-BARGAIN AND SALE DEED-

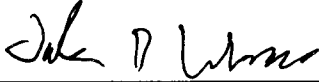
Jake D. Weems and Austyn H. Weems, Grantors, convey to Charles Saxe and Mary Terryl Saxe, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 2 in Block 1 of Tract No. 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

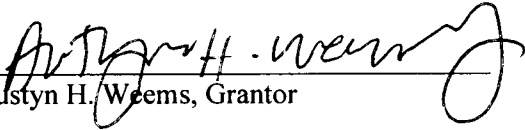
The true and actual consideration for this transfer is \$0.

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.

DATED this 10 day of July, 2025.



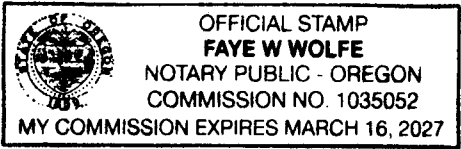
Jake D. Weems, Grantor

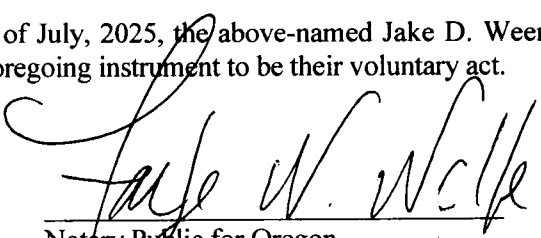


Austyn H. Weems, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 10 day of July, 2025, the above-named Jake D. Weems and Austyn H. Weems, Grantors, and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 3/16/27