

Returned at Counter

After recording return to:
Owens Ventures, LLC
PO Box 498
Fort Klamath, OR 97626

Until a change is requested all tax
statements shall be sent to the
following address:
Owens Ventures, LLC
PO Box 498
Fort Klamath, OR 97626

Date: June 22, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

2025-006139
Klamath County, Oregon



00344787202500061390030036

07/17/2025 01:12:25 PM

Fee: \$97.00

STATUTORY BARGAIN AND SALE DEED

Mark Owens, Grantor, conveys to **Owens Ventures, LLC**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Legal Description

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

Bargain and Sale Deed
- continued

Date: **06/22/2025**

LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

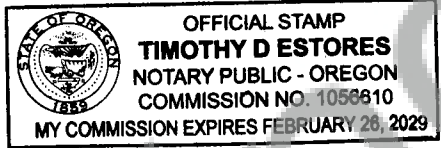
Dated this 16 day of July, 20 25.

Mark Owens
Mark Owens

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of July, 20 25 by **Mark Owens**.

Timothy D Estores
Notary Public for Oregon
My commission expires: 2/26/2029



Bargain and Sale Deed
- continued

Date: 06/22/2025

Lots 2, 3 and 4, Block 1, HESSIG ADDITION TO FORT KLAMATH, according to the Official Plat thereof on file in the Office of the clerk of Klamath County, Oregon.

Together with the East 1/2 of vacated Short Street lying adjacent to said Lots 2, 3 and 4 and the North 1/2 of vacated 5th Street lying adjacent to Lot 4.

Lots 10, 11 and 12, Block 10, HESSIG ADDITION TO FORT KLAMATH, according to the Official Plat thereof on file in the Office of the clerk of Klamath County, Oregon.

Together with the South 1/2 of vacated 5th Street lying adjacent to said Lots 10 and 11.

Less and except a tract of land being a portion of Lot 10, Block 10 and a portion of vacated 5th Street of HESSIG ADDITION TO FORT KLAMATH, situated in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of County Survey No. 4605, Klamath County Official Records; thence South 00° 02' 47" West, 10.00 feet; thence North 89° 58' 56" West, 19.99 feet; thence South 00° 00' 40" West, 60.54 feet; thence South 89° 56' 06" West, 10.04 feet; thence North 00° 02' 58" West, 70.56 feet; thence South 89° 58' 56" East, 30.12 feet to the Point of Beginning. Bearings are based upon found monumentation from County Survey No. 4605, on file at the Office of the Klamath County Clerk's Office.

NOTE: This legal description was created prior to January 1, 2008.