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DECTS0725F

After Recording Return To: First American Title

FORM No. P723 - BARGAIN AND SALE DEED.

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Ann Stevens and Justin Stevens

12042 SE Sunnyside Rd. PMB 448 Clackamas, OR 97015

Grantor's Name and Address

1209 LLC

12042 SE Sunnyside Rd. PMB 448 Clackamas, OR 97015

Grantee's Name and Address

After recording, return to (Name and Address):

1209 LLC

12042 SE Sunnyside Rd. PMB 448 Clackamas, OR 97015

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

2025-006206

Klamath County, Oregon

07/18/2025 02:31:01 PM

Fee: \$87.00

SPACE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Ann Stevens and Justin Stevens

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto 1209 LLC, an Oregon limited liability company

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 Klamath County, State of Oregon, described as follows (legal description of property):

Lots 11 and 12, Block 32, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the alley located in Block 32 adjoining, that inured thereto by Ordinance #6642, recorded November 12, 1992 in Book M92, page 26874 Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting Change. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on July 18, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Signature of Ann Stevens

Ann Stevens

Signature of Justin Stevens

Justin Stevens

STATE OF OREGON, County of Deschutes ss.

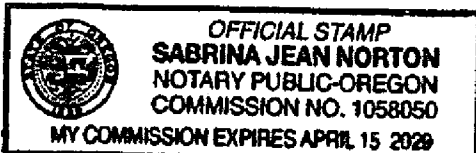
This instrument was acknowledged before me on July 18, 2025 by Ann Stevens and Justin Stevens

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 4-15-2029