



2025-006243
Klamath County, Oregon
07/21/2025 11:30:11 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address:
Vance C. Schooler Gina M. Johnson

1147 Pine Grove Rd.

Klamath Falls OR 97603

Grantee's Name and Address:
Vance C. Schooler

1147 Pine Grove Rd.

Klamath Falls OR 97603

Grantee's Name and Address:
After recording return to:

Vance C. Schooler

1147 Pine Grove Rd.

Klamath Falls OR 97603

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

Vance C. Schooler

1147 Pine Grove Rd.

Klamath Falls OR 97603

File No. 1006496

=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called Grantor

Vance C. Schooler and Gina M. Johnson, not as tenants in common but with right of survivorship,

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

Vance C. Schooler,

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 21, Block 4, Second Addition to Pine Grove Ponderosa, Tract No. 1153, according to the official plat thereof on file in the office of the County Clerk, 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.

Dated: 7/15/25

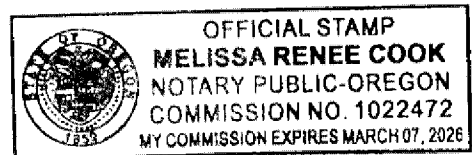
Vance C. Schooler
Vance C. Schooler

State of Oregon } ss
County of Klamath }

On this 15 day of July, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Vance C. Schooler, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: [Signature]
Commission Expires 3/7/26



Dated: 7/15/25

Gina M. Johnson
Gina M. Johnson

State of Oregon } ss
County of Klamath }

On this 15th day of July, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Gina M. Johnson, 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: May 19, 2029

