

2025-006652

Klamath County, Oregon



00345389202500066520020020

After recording, return to:

Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420

07/31/2025 12:24:35 PM

Fee: \$92.00

BARGAIN AND SALE DEED

HANNAH L. HILL and PERRY BERGMAN, "Grantors", convey to HANNAH L. HILL and PERRY A. BERGMAN, as joint tenants with right of survivorship and not as tenants in common, "Grantees", the following described real property:

Lot 4 in Block 17 of EWAUNA HEIGHTS 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.

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.

The true and actual consideration for this conveyance is other property or value which is the whole consideration therefor.

Until a change is requested all tax statements should be sent to the following address: Hannah L. Hill and Perry A. Bergman, 2060 Sheridan Avenue, North Bend, Oregon 97459.

DATED this 3rd day of July, 2025.

Hannah L. Hill
Hannah L. Hill

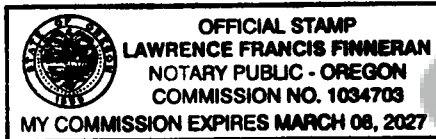
Perry Bergman
Perry Bergman

STATE OF OREGON)

County of Coos)

July 3, 2025

Personally appeared before me the above named Hannah L. Hill who acknowledged the foregoing instrument as her voluntary act and deed.



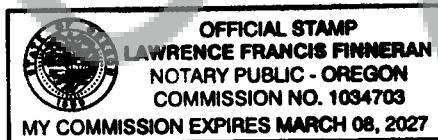
Lawrence Francis Finneran
Notary Public - State of Oregon

STATE OF OREGON)

County of Coos)

July 3, 2025

Personally appeared before me the above named Perry Bergman who acknowledged the foregoing instrument as his voluntary act and deed.



Lawrence Francis Finneran
Notary Public - State of Oregon