



2025-006701
Klamath County, Oregon
08/01/2025 09:26:01 AM
Fee: \$97.00

MTC 1007630

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Ty J. Halousek and
Gail Halousek, H&W
P. O. Box 258
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Tony J. Halousek and
Crystal Courtney Halousek, H&W
21633 N. Malin Road
Malin, OR 97632

SEND TAX STATEMENTS TO:

Tony J. Halousek and
Crystal Courtney Halousek
21633 N. Malin Road
Malin, OR 97632

BARGAIN AND SALE DEED

TY J. HALOUSEK and GAIL HALOUSEK, Husband and Wife, as tenants by the entirety,, hereinafter referred to as grantor, convey to TONY J. HALOUSEK and CRYSTAL COURTNEY HALOUSEK, Husband and Wife, as tenants by the entirety, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$390,238.09

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of
July, 2025.

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,

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CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Ty J Halousek
Ty J. Halousek

Gail Halousek
Gail Halousek

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of July, 2025, by Ty L. Halousek and Gail Halousek.

Lisa Legget-Weatherby
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/27/2027

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Exhibit "A"
Bargain and Sale Deed wherein
Ty J. Halousek and Gail Halousek,
Husband and Wife,
are Grantor and
Tony J. Halousek and
Crystal Courtney Halousek,
Husband and Wife, are
Grantee

REAL PROPERTY DESCRIPTION

Parcel 1

The SW¼NE¼ of Section 6, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Account: 108840

Map & Tax Lot: 4112-00600-00700

Parcel 2

E1/2NE1/4 Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

EXCEPTING THEREFROM all that portion conveyed to Ty J. Halousek and Gail Halousek, husband and wife, recorded August 28, 1980, in Book M80 Page 16379, Klamath County Records.

SUBJECT TO easements and rights of way of record and those apparent on the land; contracts and/or liens for irrigation and/or drainage; reservations in Federal Patents.

SUBJECT ALSO To Farm Use Taxation and change in assessment if such use may hereafter be changed.

Property ID No.: 108813

Map Tax Lot No.: 4112-00600-00100