THIS SPACE RESERVED FOR REC‹

2025-006974

Klamath County, Oregon

08/08/2025 02:11:03 PM   Fee: $92.00

Edward Dean Glenn and Janice Arlene Glenn
PO Box 192
Dos Palos, CA 93620
<center>Grantor's Name and Address</center>

Juan Victor Rivera and Deanna Blair Glenn
14523 Badger Flat Rd
Los Banos, CA 93635
<center>Grantee's Name and Address</center>

After recording return to:
Juan Victor Rivera and Deanna Blair Glenn
14523 Badger Flat Rd
Los Banos, CA 93635

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

Juan Victor Rivera and Deanna Blair Glenn
14523 Badger Flat Rd
Los Banos, CA 93635

===

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Edward Dean Glenn and Janice Arlene Glenn, Husband and Wife,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Juan Victor Rivera and Deanna Blair Glenn, as Tenants by the Entirety,**

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 9 in Block 56 Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

APN 3811-015D0-04300

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
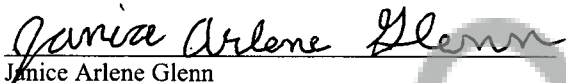   To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
   In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Page 2 - Bargain and Sale Deed

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.

In Witness Whereof, the grantor has executed this instrument this _6th_ day of _August_, _2025_; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Edward Dean Glenn

Janice Arlene Glenn

State of _California_ } ss
County of _Merced_ }

On this _6th_ day of _August_ 2025, before me, _Alma Leticia Rodriguez-Quintero_ a Notary Public in and for said state, personally appeared **Edward Dean Glenn and Janice Arlene Glenn**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of _CALIFORNIA_
Residing at: _1325 Blossom St Dos Palos, CA 93620_
Commission Expires: _May 20, 2028_