

Returned at Counter

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:  
Estate of William Osmer Stephenson  
4010 Tingley Lane  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS:  
William Ray Carter  
4010 Tingley Lane  
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:  
William Ray Carter  
4010 Tingley Lane  
Klamath Falls, Oregon 97603

2025-006977  
Klamath County, Oregon



08/08/2025 02:48:08 PM

Fee: \$87.00

**BARGAIN AND SALE DEED**

**WILLIAM RAY CARTER, AFFIANT FOR THE ESTATE OF WILLIAM OSMER STEPHENSON** hereinafter referred to as grantor, conveys to **WILLIAM RAY CARTER**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Blocks 2-5 and vacated Mill Street, Ewauna Park Addition to Klamath Falls, Klamath County, Oregon.

Tax Account No.: 539670

Real property commonly known as 4010 Tingley Lane, Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer, stated in terms of dollars, is \$56,120.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6<sup>th</sup> day of August 2025.

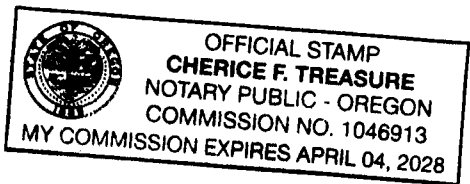
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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.

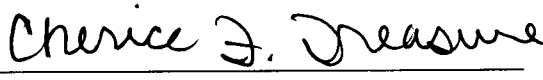
ESTATE OF WILLIAM OSMER STEPHENSON

  
WILLIAM RAY CARTER, AFFIANT

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6<sup>th</sup> day of August 2025, by William Ray Carter, Affiant for the Estate of William Osmer Stephenson.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 4/4/2028