

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2025-007843

Klamath County, Oregon

After recording, return to (Name and Address):

ANGELA CLEMENTS
89 Sailors Ravine Ct.
Florence, Oregon 97439



00346789202500078430020028

09/03/2025 03:53:25 PM

Fee: \$92.00

Until requested otherwise, send all tax statements to
(Name and Address):

Angela Clements
89 Sailors Ravine Court
Florence, Oregon 97439

(SPACE RESERVED FOR RECORDER'S USE)

BARGAIN AND SALE DEED

HATTIE JANE MATTHEWS

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to ANGELA S. CLEMENTS

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

LOT 21 OF TRACT 1424 - GRAY ROCK PHASE 2. ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON
AND

LOT 20 OF TRACT 1424 - GRAY ROCK PHASE 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY,
OREGON

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 27 August 2025, any signature on behalf of a business or other entity is made with the authority of that entity.

Hattie Jane Matthews
PI RLO
94 Juniper Hill Rd NE

New Mexico

STATE OF ~~OREGON~~, County of Bernalillo) ss.

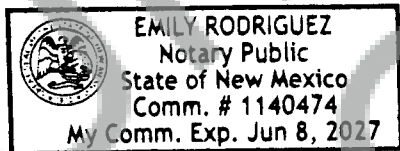
This record was acknowledged before me on August 27, 2025,
 by Hattie Jane Matthews

or This record was acknowledged before me on _____,

by _____

as (corporate title) _____

of (company name) _____



Emily Rodriguez
 Notary Public for ~~Oregon~~ New Mexico
 My commission expires June 8, 2027