

2025-007977

Klamath County, Oregon



00346952202500079770020025

09/08/2025 10:58:43 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Jonathan Decker  
494 Ruby Avenue  
Eugene, OR 97404

SEND TAX STATEMENTS TO:

Jonathan Decker  
494 Ruby Avenue  
Eugene, OR 97404

## **BARGAIN AND SALE DEED**

**Thomas Decker and Karen Decker** (“Grantors”) convey to **Beth Bastien and Jonathan Decker** (“Grantees”) as tenants-in-common, all right, title and interest in and to the following described real property:

Land in Klamath County, Oregon, described more particularly as follows:

**Legal Description:** Lot Two (2), Block (9) in Tract 1123

The true and whole consideration provided by other value.

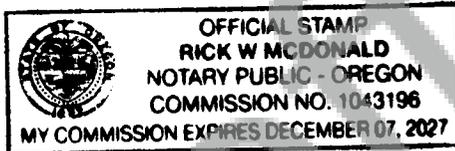
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 28 day of JULY 2025

Thomas Decker  
Thomas Decker, Grantor

STATE OF OREGON            )  
  :SS.  
County of Polk                )

The foregoing instrument was acknowledged before me on this 28<sup>th</sup> day of July, 2025 by Thomas Decker, who acknowledges such instrument to be his free and voluntary act and deed, and on oath stated that he was duly authorized to execute such instrument.



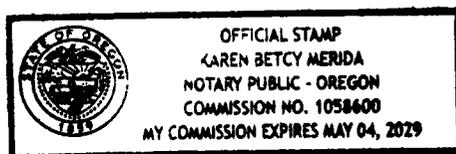
Rick McDonald  
Notary Public for Oregon

DATED this 11 day of August 20, 25.

Karen Decker  
Karen Decker, Grantor

STATE OF OREGON            )  
  :SS.  
County of Lane                )

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of August, 25 by Karen Decker, who acknowledges such instrument to be her free and voluntary act and deed, and on oath stated that she was duly authorized to execute such instrument.



Karen Meruda  
Notary Public for Oregon