

BE

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



Returned at Counter

William King Jr.
 PO Box 174
 Chemult, OR, 97731

Grantor's Name and Address

William and Gloria Madewell

51854 Sandy Creek Rd

Myrtle Point, Or 97458

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

William and Gloria Madewell

51854 Sandy Creek Rd

Myrtle Point, Or, 97458

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

Same as after Recording

2025-009644

Klamath County, Oregon



00348898202500096440010015

SPACE RESERVE
FOR
RECORDER'S L

10/28/2025 01:26:36 PM

Fee: \$87.00

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that William King, Jr

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William W Madewell and Gloria Madewellhereinafter 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 Klamath County, State of Oregon, described as follows, to-wit:

Lots 4, 5, 8 and 9 in Block 3 of Chemult according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH that portion of vacated Chemult Road and of the vacated alleyway that insures to the above described property. LESS AND EXCEPT the Southerly 50 feet of Lot 8 and the Southerly 50 feet of Lot 9, Block 3. CHEMULT, in the County of Klamath, State of Oregon. ALSO EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation as recorded in Volume M01 page 13062 and M01 page 13064

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500.00. @ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ' ', if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10-27-25; if grantor is a corporation, 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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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.

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on October 27, 2025by William King Jr

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires February 4, 2027

OFFICIAL STAMP
 HEATHER DOLLARHYDE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 1055929

MY COMMISSION EXPIRES FEBRUARY 04, 2029