

Returned at Counter

2025-009903
Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Charles C. Ehlers Maurene W. Ehlers 350 S. Spring Street Klamath Falls, OR 97601
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11/04/2025 03:24:25 PM

Fee: \$92.00

Grantors:
Charles C. Ehlers
350 S. Spring Street
Klamath Falls, OR 97601

Grantees:
Charles C. Ehlers
Maurene W. Ehlers
350 S. Spring Street
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Charles C. Ehlers, Grantor conveys to Charles C. Ehlers and Maurene W. Ehlers as tenants by entirety, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is the creation of a tenancy by the entirety (\$0.00).

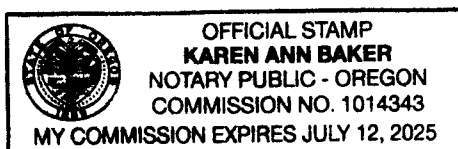
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED this 21 day of February, 2025.

Charles C. Ehlers, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of FEBRUARY, 2025, the above-named Charles C. Ehlers, Grantor and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 7-12-2025

EXHIBIT "A"

Parcel No. 1: NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 41 South. Range 5 E.W.M.

Klamath County Tax Lot No: R-4105-00000-00900-000

Parcel No. 2: Lot 5, Block 14 of Hillside Addition to the City of Klamath Falls, Oregon; subject to 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-01900-000

Parcel No. 3: Lot 6, Block 14 of Hillside Addition to the City of Klamath Falls, Oregon; subject to 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-02000-000

Parcel No. 4: Vacated Lots 19, 20, 21, and 22 and the adjoining 10 foot-wide strip of the vacated alley in Block 14 of Hillside Addition to the City of Klamath Falls, Oregon, and the adjoining 30 foot-wide strip of vacated Painter Street.

Klamath County Tax Lot No. R-3809-028BB-03100-000

Parcel No. 5: Vacated Lots 7, 8, 9, 10, and 11, Block 17 of Hillside Addition to the City of Klamath Falls, Oregon, and the adjoining 30 foot-wide strip of vacated Painter Street.

Klamath County Tax Lot No. R-3809-028BB-03400-000

Parcel No. 6: Lots 1, 2, and 3 in Block 17 of Hillside Addition to the City of Klamath Falls, Oregon, subject to a 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-03200-000

Parcel No. 7: Lots 1, 2, 3, 4, 5, and 6 in Block 16 of Hillside Addition to the City of Klamath Falls, Oregon.

Klamath County Tax Lot No. R-3809-028BB-00200-000

Parcel No. 8: An undivided two-thirds ($\frac{2}{3}$) interest as a tenant in common in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 41 South, Range 5 East of the Willamette Meridian, the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Lots 10, 11, and 12 of Section 6, Township 41 South, Range 6 East of the Willamette Meridian.

Klamath County Tax Lot Nos: 4106-00000-01400-000 and 4105-00000-02300-000