

2025-010824

Klamath County, Oregon

12/04/2025 02:46:02 PM

Fee: \$92.00

MAIL TAX STATEMENTS TO:

No Change

AFTER RECORDING RETURN TO:

Jeffrey G. Moore, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, Oregon 97308-0470

STATUTORY BARGAIN AND SALE DEED

Mark D. Lewis, as to an undivided twenty-four percent (24%) share, Grantor, conveys any and all of Grantor's interest equally to **Mark D. Blair, April A. Blair, and Jeramy W. Blair**, as tenants in common, collectively Grantees, any and all of Grantor's interest in the following described real property situated in the County of Klamath, State of Oregon:

PARCEL 1

Lot 3 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

That portion of NE1/4 NW1/4 of Section 14, Township 23, South, Range 9, East, Willamette Meridian, lying East of Little Deschutes River and bounded on the North and South by the Easterly projection of the North and South boundary lines of Lot 3, Block 1 of Mahn's Acres.

Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, together with any liens or encumbrances of record in Klamath County records.

This deed is executed as a donative conveyance, and the true and actual consideration for this conveyance is ZERO Dollars (\$0). Following this conveyance, the understood vesting is as follows: **Diana C. Blair** as to an undivided four percent (4%) share; **Mark D. Blair** as to an undivided thirty-two percent (32%) share; **April A. Blair** as to an undivided thirty-two percent (32%) share; and **Jeramy W. Blair** as to an undivided thirty-two percent (32%) share.

The following is the notice as required by Oregon law: "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 26 day of November, 2025.

Mark D. Lewis
Mark D. Lewis

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

On November 26th, 2025 before me, Antoine Bruce, Notary Public personally appeared **Mark D. Lewis**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Antoine Bruce (Seal)

