

Returned at Counter

2025-010973

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601



00350431202500109730020022

12/09/2025 01:59:44 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Emma Mae Wyatt & Stephanie Nichole Brewer
4609 Villa Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Emma Mae Wyatt
4609 Villa Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Emma Mae Wyatt
4609 Villa Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Emma Mae Wyatt and Stephanie Nichole Brewer, with right of survivorship, hereinafter referred to as grantor, conveys to **Emma Mae Wyatt**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2, Block 12, Tract 1026, The Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

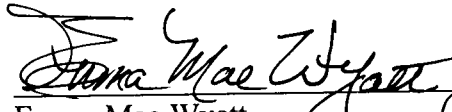
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., transfer of interest in home.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature(s), to follow.

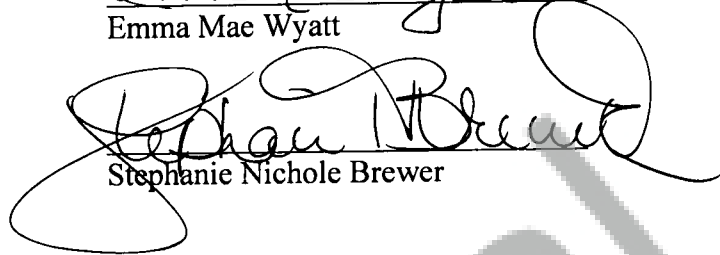
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Date: 12-08-25

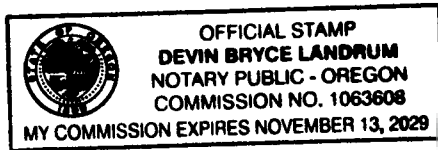

Emma Mae Wyatt

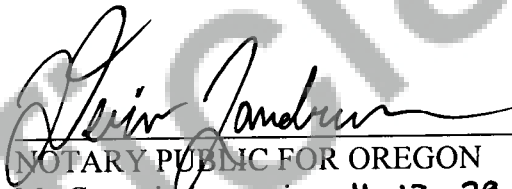
Date: 12-9-2025


Stephanie Nichole Brewer

STATE OF OREGON; County of Klamath) ss.

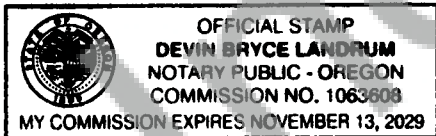
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 8th day of
December, 2025 by Emma Mae Wyatt.

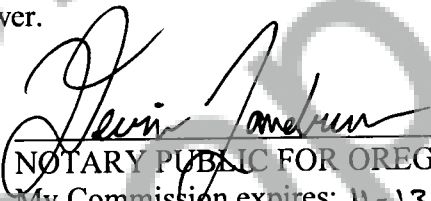



NOTARY PUBLIC FOR OREGON
My Commission expires: 11-13-29

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 9th day of
December, 2025 by Stephanie Nichole Brewer.




NOTARY PUBLIC FOR OREGON
My Commission expires: 11-13-29