

2025-011118  
Klamath County, Oregon  
12/15/2025 08:13:04 AM  
Fee: \$97.00

James Collins  
37465 Modoc Point Rd  
Chiloquin, OR 97624  
Grantor's Name and Address

Wylee J. Collins  
37465 Modoc Point Rd  
Chiloquin, OR 97624  
Grantee's Name and Address

After recording return to:  
Wylee J. Collins  
37465 Modoc Point Rd  
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:

Wylee J. Collins  
37465 Modoc Point Rd  
Chiloquin, OR 97624

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **James Collins,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Wylee J. Collins,**

hereinafter 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 the County of **Klamath,** State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

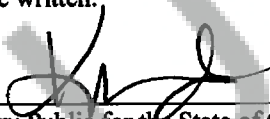
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

In Witness Whereof, the grantor has executed this instrument this 13th day of December, 2025; if a corporate grantor, 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.

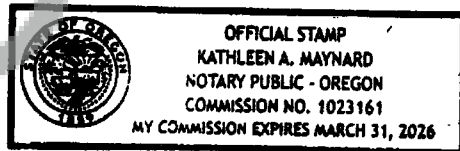
James Collins By Willem Collins as his Attorney in fact  
James Collins by Willem Collins as his Attorney in Fact

State of Oregon} ss  
County of Klamath}

On this 13th day of December, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Willem Collins as Power of Attorney for James Collins, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



**LEGAL DESCRIPTION  
EXHIBIT "A"**

The following described real property in Klamath County, Oregon:

Beginning at Northeast corner of Lot 16 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence South 330 feet; thence West 319.3 feet; thence North 330 feet; thence East 319.3 feet to the point of beginning.

ALSO

Beginning at a point 319.3 feet West of the Northeast corner of Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence South 165 feet; thence West 319.3 feet to East line of former Dalles-California Highway; thence North along East line of said highway 165 feet; thence East 319.3 feet to the point of beginning.

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