



2026-000010
Klamath County, Oregon
 01/02/2026 10:29:01 AM
 Fee: \$97.00

THIS SPACE RESERVED FOR

Judy A. Hilgefort

9710 SW Pawnee Path

Tualatin, OR 97062

Grantor's Name and Address

Judy A. Hilgefort

9710 SW Pawnee Path

Tualatin, OR 97062

Grantee's Name and Address

After recording return to:

Bruce L. Vait

1019 Laurel St.

Klamath Falls, OR 97601

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

Bruce L. Vait

1019 Laurel St.

Klamath Falls, OR 97601

File No. 1040932

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Judy A. Hilgefort

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

Bruce L. Vait,

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 Attached Exhibit 'A'

The true consideration for this conveyance is **Per Divorce Case No. 21DR09402**

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 8th 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.

By: [Redacted]
Judy A. Hilgefert

State of Florida
County of Miami-Dade

On this 8th day of December, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Judy A. Hilgefert**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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. Produced Driver License as identification.

[Signature]
Notary Public for the State of Florida
Residing at: Miami-Dade
Commission Expires: 11/12/2028
Notarized remotely online using communication technology via Proof.

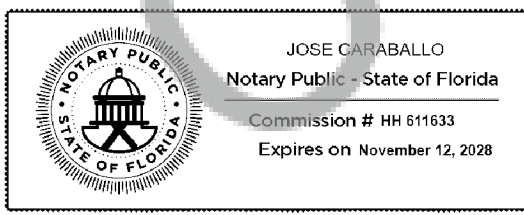


EXHIBIT 'A'

File No. 1040932

PARCEL 1:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S1/2 of the following described tract of land: Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence East 160 feet; thence North 50 feet; thence 160 feet West to the place of beginning.

PARCEL 2:

That portion of the Southeast quarter of the Northwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1,564 feet East and 150 feet South of the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 5, thence East 140 feet to the point of beginning of this description; thence North 50 feet; thence East 20 feet; thence south 50 feet; thence West 20 feet to the point of beginning.

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