

2026-000107
Klamath County, Oregon
01/05/2026 03:37:01 PM
Fee: \$117.00

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Homecourt Advantage LLC
10175 Sw Barbur blvd ste214B
Portland, Oregon 97219

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

SEND TAX STATEMENTS TO:

Homecourt Advantage LLC
10175 Sw Barbur Blvd ste214B
Portland, Oregon 97219

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale deed

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160
Deberah Fraser

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160
Homecourt Advantage LLC

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

§ @\$1000

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

§ _____

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF _____
TO CORRECT _____

When Recorded Mail To:
Home Court Advantage, LLC, an Oregon Limited Liability Company
10175 SW Barbur Blvd. Suite 214B
Portland, OR 97219

BARGAIN AND SALE DEED

Grantor(s): Deberah Fraser

Grantee: Home Court Advantage, LLC an Oregon Limited Liability Company

THE GRANTOR(S) Deberah Fraser, for and in consideration of \$1,000 (One-Thousand Dollars) plus other valuable consideration, received, conveys to ("Grantee") Home Court Advantage, LLC, an Oregon Limited Liability Company, all of Grantor's rights, title use and interest in the following described real property ("Property"), situated in the County of Klamath, State of Oregon, together with any and all other tangible or intangible rights and funds concerning or relating to the Property along with all after acquired title of the Grantor therein as it relates to the Property and any Property related proceeds and equity. This full conveyance is valid regardless of whether Grantee is the winning bidder at the Trustee's auction or bids at all and whether the auction is canceled or postponed.

Legal Description: Lot 30 and the Southwesterly 34 feet of Lot 29, WEST PARK, EXCEPTING THEREFROM the Southerly 28 feet of Lot 30, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: R299929

Commonly known as: 440 Fulton St. Klamath Falls, OR 97601

Grantor is aware that the Property is currently subject to a trustee sale under Klamath County Trustee Sale No. 133004-OR and that a Trustee sale of the Property is currently scheduled for December 11th, 2025

Grantor acknowledges that she is unable or unwilling to pay off the foreclosing lien and/or to stop or postpone the trustee sale.

Grantee recommends that Grantor consult with an independent attorney regarding the meaning and consequence of this document. Prior to signing, Grantor is free to entirely forgo this agreement and to pursue its interests independently.

ALL PAYMENTS MADE HEREUNDER ARE NON-REFUNDABLE. BY ACQUIRING GRANTOR'S INTEREST IN THE PROPERTY, GRANTEE IS NOT PLEDGING TO ASSUME OR OTHERWISE MAKE ANY PAYMENTS ON ANY OBLIGATIONS SECURED BY THE PROPERTY, SUCH AS MORTGAGES, DEEDS OF TRUST, OR REAL ESTATE CONTRACTS. GRANTEE WILL NOT LOAN GRANTOR MONEY OR SELL OR LEASE THE PROPERTY BACK TO GRANTOR.

GRANTEE IS NOT A CONSULTANT FOR GRANTOR, IS NOT ADVISING GRANTOR REGARDING ANY PENDING OR THREATENED FORECLOSURE SALE, AND IS


NOT ACTING ON BEHALF OF GRANTOR TO STOP, ENJOIN, DELAY, VOID, SET ASIDE, ANNUL, STAY, OR POSTPONE ANY PENDING OR THREATENED FORECLOSURE SALE.

In construing this instrument and whenever the context so requires, the singular becomes plural.

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, AND 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 THE 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,

WARNING: You should be careful about this kind of transfer of property. Make sure you understand the documents that you sign. You may still own interests in this property. If you sign the deed to transfer this property, you may be giving up all of your interests in this property, such as redemption rights and rights to “surplus funds.” “Surplus funds” are any extra money if the property is sold at the Trustee sale for more than what is owed on the property. If you have questions, talk to a lawyer before signing.

12/10/2025


Deborah Fraser

Date

Unofficial Copy

Personal Affidavit

State of Oregon

County of Klamath,

I, John Carter, being sworn, state as follows:

I am John Carter of Homecourt Advantage, LLC on December 11th, 2025, prior to purchasing the real property located at PROPERTY ADDRESS 440 Fulton St. Klamath Falls, Oregon 97601. I complied with the notice requirement under subsection (1) of Section 2 of SB 11, by providing the attached notice to Deberah Fraser, seller, by (hand delivery/email/first class mail/fax, etc.).

PRINT(your name)

SIGNED (your name)

Subscribed and sworn to before me by _____

STATE OF OREGON)
).ss
COUNTY OF Klamath)

This instrument was acknowledged before me on this 11th day of December, 2025, by John Carter of Homecourt Advantage, LLC who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.

Notary Public - State of Oregon

Name: _____

My Commission Expires: _____

Unofficial
Copy