

RECORDING REQUESTED BY:
David McCollum

2026-000399
Klamath County, Oregon
01/14/2026 11:35:01 AM
Fee: \$92.00

AFTER RECORDING RETURN TO:

Delara Properties 1, LLC
11868 SE Hobart Court
Happy Valley, OR 97086

SEND TAX STATEMENTS TO:
SAME AS ABOVE

Regarding:
2427 Garden Ave., Klamath Falls, OR 97601
APN: 482070

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Travis Baker and David McCollum as tenants in common, Grantor, conveys to Delara Properties 1, LLC, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 39, in the RESUBDIVISION OF BLOCK 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00).
(See ORS 93.030).

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,

CHICAGO TITLE ACCO CTACC2601-2

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

01/08/2026

Dated: _____

Travis Baker
Signed with **Stavvy**

Travis Baker

David Lee McCollum Jr.
Signed with **Stavvy**

David McCollum

State of Oregon
County of Clackamas

This instrument was acknowledged before me this 01/08/2026 by Travis Baker

Julianne Spink
Signed with **Stavvy**

Notary Public for Oregon
My Commission Expires: 11/12/2029

JULIANNE Y. SPINK
Notary Public — Oregon
Commission No. 1063720
My Commission Expires November 12, 2029

Notarized remotely via audio/video communication using Stavvy

State of Oregon
County of Clackamas

This instrument was acknowledged before me this 01/08/2026 by David McCollum.

Julianne Spink
Signed with **Stavvy**

Notary Public for Oregon
My Commission Expires: 11/12/2029

JULIANNE Y. SPINK
Notary Public — Oregon
Commission No. 1063720
My Commission Expires November 12, 2029

Notarized remotely via audio/video communication using Stavvy