

2026-000529

Klamath County, Oregon



00351890202600005290030032

01/20/2026 11:38:20 AM

Fee: \$97.00

After recording, return to (Name and Address):

Henry & Heather Delaney
1011 Vista Way
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Henry & Heather Delaney
1011 Vista Way
Klamath Falls, OR 97601

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Todd J. Gessete

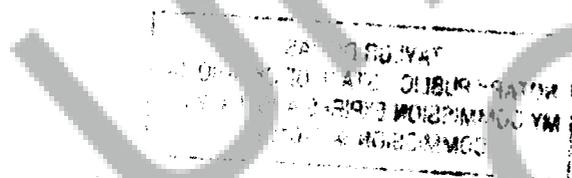
for the consideration stated below, does hereby grant, bargain, sell and convey to ^{2d ("grantor")} Henry & Heather Delaney

Henry L. Delaney III + Heather Jan Delaney Husband + Wife
("grantee"), and to grantee's heirs, successors and assigns, all of that

certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

- as set forth on the attached Exhibit A, and incorporated by this reference. 1011 Vista Way, Klamath Falls OR 97601
- as follows:

See exhibit a



To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

- \$590,000 - (\$200,000 paid to date includes solar payments until assumed)
- other property or value given or promised which is part of the the whole (indicate which) consideration.

The part in () above

LK NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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 construing this instrument, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Jan 13, 2026; any signature on behalf of a business or other entity is made with the authority of that entity.

Oklahoma Grantor(s)
STATE OF ~~OREGON~~, County of Custer ss.
This record was acknowledged before me on January 13, 2026
by Todd Gessele
or This record was acknowledged before me on _____
by _____
as (corporate title) _____
of (company name) _____

Taylor Dumas
Notary Public for ~~Oregon~~ Oklahoma
My commission expires Aug 04, 2029

TAYLOR DUMAS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES AUG. 04, 2029
COMMISSION # 21010215

Exhibit A

PARCEL 1:

A parcel of land situated in Lot 20 of **LAKESHORE GARDENS** and in Lot 7, Block 8 of **LYNNEWOOD FIRST ADDITION**, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 04° 51' 34" East along the East line of said Lot 20, 221.41 feet; thence South 22° 57' 04" West 144.92 feet; thence South 04° 51' 34" West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04° 51' 34" East 14.09 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Lot 20 of **LAKESHORE GARDENS** and in Lot 7, Block 8 of **LYNNEWOOD FIRST ADDITION**, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51' 34" East 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21' 34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence Westerly on said North line along a 2521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

PARCEL 3:

A tract of land being a portion of Lot 20 of **LAKESHORE GARDENS**, situated in the SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of said Lot 20, from which the Southeast corner of said Lot 20 bears South 04°51'34" West 221.41 feet; thence South 22°57'04" West 144.92 feet; thence North 85°26" West 61.42 feet to a point on the West line of said Lot 20; thence North 07°21'34" East along said West line 116.20 feet; thence North 82°47'30" East 103.64 feet, to the point of beginning.