



2026-002210
Klamath County, Oregon



00353896202600022100040044

THIS SPACE RESERVED FOR

03/12/2026 01:25:44 PM

Fee: \$102.00

After recording return to:

Makenzie Bispham
214 Gage Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Makenzie Bispham
214 Gage Rd.
Klamath Falls, OR 97601
File No. 1054259

STATUTORY WARRANTY DEED

Troy M. Fast and Rachelle M. Fast, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Rae
Makenzie Bispham ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at a point 830 feet North and 440 feet West of the corner common to Section 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.

The true and actual consideration for this conveyance is \$220,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated: 03/04/2026



Troy M. Fast



Rachelle M. Fast

State of Texas

County of Collin

On this 4th day of March 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared ~~Troy M. Fast and Rachelle M. Fast~~, 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.

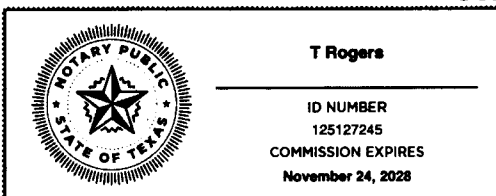
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Texas

Residing at: Collin

Commission Expires: 11/24/2028



Electronically signed and notarized online using the Proof platform.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 03/04/2026

Number of Pages (including notarial certificate): 3

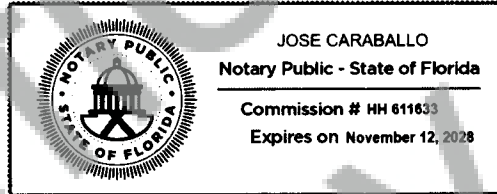
State of Florida

County of Miami-Dade

This foregoing instrument was acknowledged before me by means of online notarization,
this 03/04/2026 by Troy M. Fast.



Jose Caraballo
Online Notary



Personally Known OR Reduced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
"Papering-Out" Certificate

State of Oregon

County of Klamath

I certify that the foregoing tangible copy of a record Statutory Warranty Deed
(document title), dated 3/4/2024, and containing 3 pages is an accurate
copy of an electronic record.

Dated: March 11, 2024

Emily Jean Coe

Notary Public for Oregon

My commission expires: 9/8/2029



(Official Stamp)

Unofficial Copy