

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



2026-002235  
Klamath County, Oregon



00353928202600022350020029

03/13/2026 10:27:11 AM

Fee: \$92.00

Returned at Counter

After recording, return to (Name and Address):

Ryan & Robbyn Case  
19140 N. Poe Valley Rd  
Klamath Falls, OR 97603

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

Gary Ryan and Robbyn Case  
19140 N. Poe Valley Rd  
Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Carson Mockridge & Jessica Mockridge

for the consideration stated below, does hereby grant, bargain, sell and convey to ~~Ryan & Robbyn Case~~ ("grantor"),  
(husband & wife) \* Gary Ryan Case and Robbyn Case

("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.
- as follows:

Lot 18, Redwood Hills PHS2 Tr 1534, Klamath County, OR.

Tax acct #: 3910-009AD-02201  
Parcel ID: 900603  
2.15 acres

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):

\$ 1.00

other property or value given or promised which is  part of the  the whole (indicate which) consideration.

LK

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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 March 13, 2026; any signature on behalf of a business or other entity is made with the authority of that entity.

[Redacted signature area]

Grantor(s)

STATE OF OREGON, County of Klamath ss.

This record was acknowledged before me on March 13, 2026

by

or This record was acknowledged before me on

by Carson Mockridge and Jessica Mockridge and Robbyn Case

~~as (corporate title)~~ and Gary Ryan case  
~~of (company name)~~

Samantha Gardner  
Notary Public for Oregon

My commission expires October 26, 2027

