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2026-003183
Klamath County, Oregon

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04/10/2026 12:43:31 PM Fee: $87.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Kelly K. Caleb and Brian Meier 1400 N. Eldorado Avenue Klamath Falls, OR 97601

Grantor:
Kelly K. Caleb
1400 N. Eldorado Avenue
Klamath Falls, OR 97601
Grantees:
Kelly K. Caleb and Brian Meier
1400 N. Eldorado Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Kelly K. Caleb, Grantor, conveys to Kelly K. Caleb and Brian Meier, husband and wife, Grantees, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 6 in Block 12 of Hillside 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 and actual consideration for this transfer is $0.00.

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 this 9th day of April, 2026.

[redacted]
Kelly K. Caleb, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 9th day of April, 2026, the above-named Kelly K. Caleb, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

OFFICIAL STAMP
JULIE ANN BLAIR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1059244
MY COMMISSION EXPIRES MAY 27, 2029

Notary Public for Oregon
My Commission expires: 05/27/2029

Unofficial Copy