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06/11/2026 03:19:32 PM

Fee: \$92.00

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: John W. Rutledge 5060 Harlan Drive Klamath Falls, OR 97603
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Grantors:

Melvin Stewart and Mary Lou Stewart
As Tenants by the Entirety
5761 Glenridge Way
Klamath Falls, OR 97603

Grantee:

John W. Rutledge
5060 Harlan Drive
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Melvin Stewart and Mary Lou Stewart, who took title as Marylou Stewart, as Tenants by the Entirety, Grantors convey to John W. Rutledge, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Northwesterly 72 feet of Tract 44, Homedale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is \$275,000.00. Grantee, as further consideration for this transfer, shall hold harmless and indemnify Grantors from any claim, fine, or liability to Klamath County.

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 3rd day of June, 2026.


Melvin Stewart, Grantor


Mary Lou Stewart, Grantor

*****NOTARIES FOLLOW*****

STATE OF OREGON)
) ss.
County of Klamath)

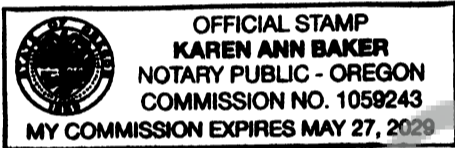
Personally appeared before me this 3RD day of ~~May~~ ^{JUNE}, 2026, the above-named Melvin Stewart, Grantor and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 5-27-29

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 3RD day of ~~May~~ ^{JUNE}, 2026, the above-named Mary Lou Stewart, Grantee and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 5-27-29