

2010-005375

Klamath County, Oregon



00083671201000053750020020

05/07/2010 08:39:41 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Kimberly Sue Barks  
4708 Villa Drive  
Klamath Falls OR 97603

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### BARGAIN AND SALE DEED

Charlotte A. Barks, the duly appointed, qualified, and acting personal representative of the estate of Donna Kaye Barks, deceased, Klamath County Circuit Court Case No. 0903012 CV, Grantor, conveys unto Kimberly Sue Barks, Grantee, the estate's interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Lot 4 in Block 13 of Tract No. 1026, THE MEADOWS,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

Klamath County Assessor's Parcel No. R-3909-011CD-03100-000  
Property ID Number R556437

More commonly referred to as: 4708 Villa Drive  
Klamath Falls OR 97603

The consideration for this deed is estate distribution.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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,

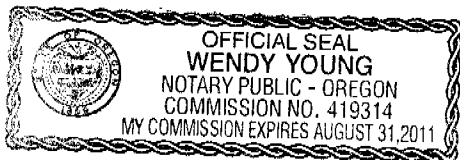
CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009.

Dated this 5 day of May, 2010.

Charlotte A. Barks  
Charlotte A. Barks  
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 5, 2010 by  
Charlotte A. Barks in her capacity as a personal representative of the estate of Donna Kaye  
Barks.



Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2011