

2020-010289

Klamath County, Oregon



08/18/2020 09:24:57 AM

Fee: \$87.00

After recording, return to:

Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Wilma Magladry, Trustee of the
John and Wilma Kite Trust of 1996
22261 Lassen View Drive
Palo Cedro, CA 96073

Grantor:

Wilma Magladry
22261 Lassen View Drive
Palo Cedro, CA 96073

Grantee:

Wilma Magladry
22261 Lassen View Drive
Palo Cedro, CA 96073

BARGAIN AND SALE DEED

Wilma Magladry, Grantor, conveys to Wilma Magladry, Trustee of the John and Wilma Kite Trust of 1996, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: All that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14 lying Southerly of USBR "D" Canal (Adams) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
Tax Acct No. 804071

PARCEL 2: All that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, lying Southerly and Westerly of the USBR "D" Canal (Main Canal) (Adams Canal) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
Tax Acct No. 804062

PARCEL 3: All that portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Southerly $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, lying Southerly and Westerly of the USBR "D" Canal (Main Canal) (Adams Canal) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
Tax Acct No. 111701

The true and actual consideration for this transfer is \$0; trust 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, 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 14 day of August, 2020

Wilma Magladry
Wilma Magladry, Grantor

ACKNOWLEDGEMENT

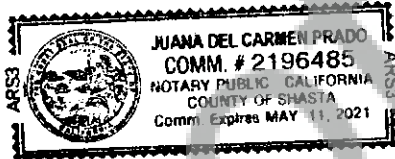
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

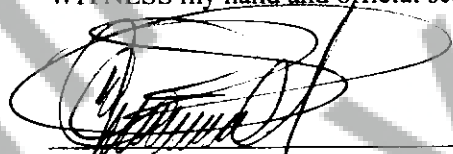
STATE OF CALIFORNIA)
) ss.
County of Shasta)

On August 14th, 2020, before me, Juana Del Carmen Prado, Notary Public, personally appeared Wilma Magladry, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Notary Public for California
My Commission Expires: May 11th 2021