

**2021-012220**

**Klamath County, Oregon**

**08/10/2021 11:03:00 AM**

**Fee: \$87.00**

**AFTER RECORDING RETURN TO:**

Nicole A. Reed  
5222 Burgdorf Rd.  
Bonanza, OR 97623

**SEND TAX STATEMENTS TO:**

Nicole A. Reed  
5222 Burgdorf Rd.  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

Nicole A. Reed, the duly appointed, qualified, and acting personal representative of the Estate of John H. Riggs, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Circuit Court Case No. 21PB00926, **GRANTOR**, for the consideration hereinafter stated, conveys unto Kenneth G. Robertson, Successor Trustee, Riggs Living Trust, dated November 11, 2013, **GRANTEE**, all that real property situated in the County of Klamath, State of Oregon, described as follows:

Lots 1272 of Tract 1443, a replat of Lots 595-602, 604-605, FALCON DRIVE and RED TAIL DRIVE of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Commonly known as: 4832 Redtail Dr., Klamath Falls, Oregon 97601)

The true consideration for this conveyance is pursuant to General Judgment of Distribution dated August 3, 2021, in the above-referenced estate.

**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 5<sup>th</sup> day of August, 2021.

Nicole A Reed

Nicole A. Reed  
Personal Representative of the  
Estate of John H. Riggs

STATE OF Oregon )  
County of Klamath ) ss.

The above-named Nicole A. Reed personally appeared before me on this 5<sup>th</sup> day of  
August, 2021, and acknowledged the foregoing instrument to be her voluntary act and  
deed as personal representative of the Estate of John H. Riggs.



Haylee M Gibbs  
Notary Public for Oregon  
My Commission Expires: November 12, 2021