

Wendy Smith, & Errane Baker
1620 Lakeview Drive
Klamath Falls, OR 97601

Grantors Names and Address

Kathlene Thomson
P.O. Box 236
Pine, AZ 85544

Grantee's Name and Address

After recording, return to:

Kathlene Thomson
P.O. Box 236
Pine, AZ 85544

Until requested otherwise, send all tax statements to:

Kathlene Thomson
P.O. Box 236
Pine, AZ 85544

2022-001103

Klamath County, Oregon

01/27/2022 02:24:03 PM

Fee: \$82.00

BARGAIN AND SALE DEED - STATUTORY FORM

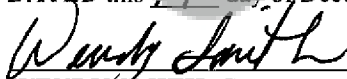
WENDY SMITH & ERRANE BAKER, Grantors, convey to **KATHLENE THOMSON**, Grantee, all of the right, title, and interest of each of them to the following real property situated in Klamath County, Oregon, and legally described as follows:

Lot 1 in Block 5, Fairview Addition #2 in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon

The true consideration for this conveyance is \$0.00. This transfer is made for estate planning purposes, which constitutes the entire consideration herein. Grantors and Grantee intend that as a result of this transfer, the entire right, title, and interest in the real property shall be vested in Grantee, with neither Grantor retaining an interest therein.

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 December, 2021.


WENDY SMITH, Grantor


ERRANE BAKER, Grantor

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on 01/14/22, 2021, by WENDY SMITH and ERRANE BAKER.


NOTARY PUBLIC FOR OREGON

