

2022-009404

Klamath County, Oregon

THIS SPACE RESERVED FOR



00304043202200094040030038

08/02/2022 08:46:01 AM

Fee: \$92.00

Karen M. Larson

PO Box 385

Crescent, OR 97733

Grantor's Name and Address

Kevin A. Larson and Karen M. Larson

PO Box 385

Crescent, OR 97733

Grantee's Name and Address

After recording return to:

Kevin A. Larson and Karen M. Larson

PO Box 385

Crescent, OR 97733

Until a change is requested all tax statements  
shall be sent to the following address:

Kevin A. Larson and Karen M. Larson

PO Box 385

Crescent, OR 97733

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Karen M. Larson, formerly known as Karen M. Burger,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Kevin A. Larson and Karen M. Larson, as Tenants by the Entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:

**See Legal Description Exhibit "A" Attached**

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall  
be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 29<sup>th</sup> day of July, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

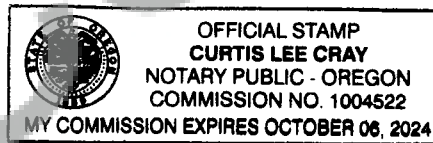
Karen M. Larson  
Karen M. Larson

State of OR } ss  
County of Deschutes }

On this 29<sup>th</sup> day of July, 2022, before me, Curtis L. Cray a Notary Public in and for said state, personally appeared Karen M. Larson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Curtis L. Cray  
Notary Public for the State of OR  
Residing at: WAFD Bank  
Commission Expires: 10/16/2024



Legal Description

Exhibit "A"

Parcel 1

The SE1/4 of the SW1/4 of Section 4, Township 25 South Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

The SE1/4 of the NE1/4, Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3

The SW1/4 of the NW1/4 and the W1/2 of the SW1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4

Lot 1 in Block 1, Tract 1214, Deschutes Land Sale, Unit 2, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.