

2023-000210

Klamath County, Oregon



00310504202300002100020029

01/10/2023 12:59:06 PM

Fee: \$87.00

After recording return to:

June Wiyrick Flores
Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1700
Portland, Oregon 97204

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

Curtis A. Baney
475 NE Bellevue, Suite 210
Bend, Oregon 97701

APN: R449848

BARGAIN AND SALE DEED

Curtis A. Baney, Trustee of the Curtis O. Baney Marital Trust U/A/D 6/22/2009, including any amendments thereto, **Grantor**, conveys to Curtis A. Baney as to an undivided sixty percent (60%) interest, Kim Baney as to an undivided twenty-five percent (25%) interest, and Kelsey Chamberlin as to an undivided fifteen percent (15%) interest, as tenants in common, **Grantee**, the following described real property free of encumbrances except as specifically set forth herein:


Land in Klamath County, State of Oregon being:

LOT 26, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon, EXCEPTING THEREFROM the Easterly 5 feet.

The true consideration for this conveyance is \$0. This conveyance is a distribution from a trust..

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

Dated December 27, 2022.


Curtis A. Baney, Trustee

This instrument was acknowledged before me on December 27, 2022,
Curtis A. Baney, Trustee.

Dawn J. Mackey
Notary Public for Oregon
My Commission Expires: 7/5/26

