

After recording, return to:

Jacklyn L. Richins
Hurley Re Law Group, LLC
404 SW Columbia St., Suite 200
Bend OR 97702

Send tax statements to:

James Courtney Walker
1005 4th St.
Tillamook, OR

Map/Tax Lot No.:

469228/3811-015D0-04400

BARGAIN AND SALE DEED

William Carl Lindholm, Jr., Grantor, conveys to James Courtney Walker and Zane Eugene Smith, in equal shares, Grantees, the following described real property located in Klamath County, Oregon:

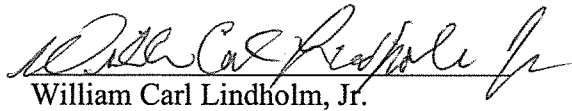
Lot 26, Block 48, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, in the County of Klamath, State of Oregon Code 114, Map 3811-115D0 Tax Lot 4400, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$NONE-GIFT.

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

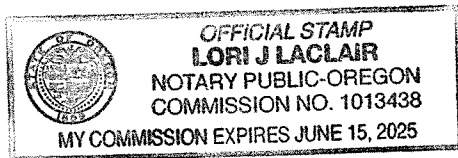
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 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.

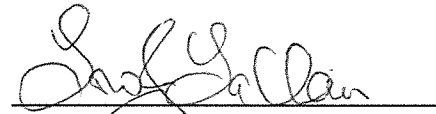
DATED: 14 FEB 2023, 2023


William Carl Lindholm, Jr.

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 14 day of February, 2023, by William Carl Lindholm, Jr.





Notary Public for Oregon