

Grantor:
Sharon Louise McCadden
2123 Jeffrey Lane
Klamath Falls, OR 97603

Returned at Counter

DIANA J. BETHLES
ATTORNEY AT LAW PC

2023-001212

Klamath County, Oregon



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02/21/2023 03:35:59 PM

Fee: \$82.00

Grantee:
Sharon Louise McCadden
Revocable Living Trust
2123 Jeffrey Lane
Klamath Falls, OR 97603

After recording, return and send tax statements to:

Sharon Louise McCadden
Revocable Living Trust
2123 Jeffrey Lane
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Know all by these presents that Sharon Louise McCadden, Grantor, conveys her interest to SHARON LOUISE MCCADDEN, TRUSTEE OF THE SHARON LOUISE MCCADDEN REVOCABLE LIVING TRUST UTA July 28, 2022, Grantee, the real property described below in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

Lot 26 in Tract 1304 of PLEASANT VISTA, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property is more commonly known as: 2123 JEFFREY LANE, KLAMATH FALLS, ORGON 97603

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

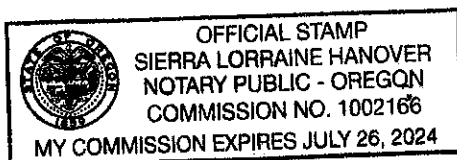
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OERGN 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 PROIPEITY 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 DEFIND IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 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, ORGN LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of February, 2023

Sharon Louise McCadden
SHARON LOUISE MCCADDEN, Grantor

STATE OF OREGON)
) ss.
County of KLAMATH)

On this 10th day of February, 2023, the foregoing instrument was acknowledged before me by SHARON LOUISE MCCADDEN.



[Signature]
Notary Public for Oregon
My Commission Expires: 7/26/24