

BARGAIN AND SALE DEED

THOMAS F. GRAHAM, Grantor, conveys to THOMAS FRANK GRAHAM as the Trustee of the Thomas Frank Graham Revocable Living Trust dated May 3, 2023, their interest in the following real property situated in Klamath County, Oregon, to-wit:

Lot 1109, Tract 1427, a replat of Lots 318, 319, 320, 321, 323 and common area "A" of Tract 1363 REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon

The actual consideration consists of or includes other property or value given or promised which is the whole of the consideration, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 as the Grantor is transferring the property to themselves in accordance with the terms of their estate plan.

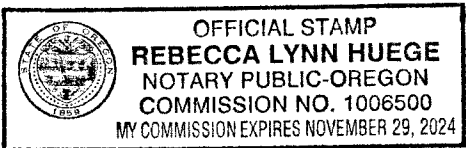
Dated this 3<sup>rd</sup> day of May, 2023.

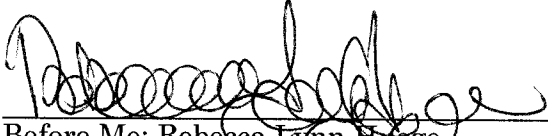
  
THOMAS F. GRAHAM  
Grantor

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.

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of May, 2023, by THOMAS F. GRAHAM.



  
Before Me: Rebecca Lynn Huege  
NOTARY PUBLIC FOR OREGON  
My commission expires: 11/29/2024

Thomas F. Graham  
5024 Swallow Court  
Klamath Falls, Oregon 97601  
Grantor's Name and Address  
  
Thomas Frank Graham  
5024 Swallow Court  
Klamath Falls, Oregon 97601  
Grantee's Name and Address

After recording return to:  
  
Thomas Frank Graham  
5024 Swallow Court  
Klamath Falls, Oregon 97601  
  
Until a change is requested, all tax statements shall be sent to the following:  
  
Thomas Frank Graham  
5024 Swallow Court  
Klamath Falls, Oregon 97601