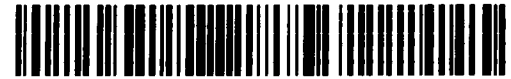


**After Recording, return to:**  
 Bonnie A Lam, Attorney/Affiant/Trustee  
 111 North Seventh Street  
 Klamath Falls, OR 97601

**2023-003827**  
**Klamath County, Oregon**



00314929202300038270010019

05/19/2023 10:41:18 AM

Fee: \$82.00

**Until requested otherwise, send all tax statements to:**  
 Bonnie Lam, Successor Trustee  
 111 N. 7<sup>th</sup> Street  
 Klamath Falls, OR 97601

**Grantor:**  
 Bonnie A. Lam, Affiant  
 111 N. 7<sup>th</sup> Street  
 Klamath Falls, OR 97601

**Grantee:**  
 Bonnie Lam, Successor Trustee  
 111 N. 7<sup>th</sup> Street  
 Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

**KNOW ALL BY THESE PRESENTS** that **Bonnie A. Lam**, *affiant in small estate of Marlin D. Wilson, Klamath County Case No. 22PB11162*, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Bonnie A. Lam, Successor Trustee of the Marlin D. Wilson Trust dated December 20, 2019**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

**Lots 6, 7 and 8 all in Block 2, Sprague River, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon**

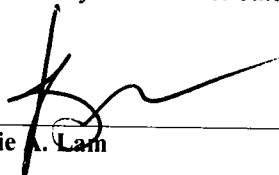
(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ 0.00**. *Per estate matter, Klamath County Case No 22PB11162.*

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.

**IN WITNESS WHEREOF**, the grantor has executed this instrument on said date; if grantor is a corporation, it has caused its named 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.

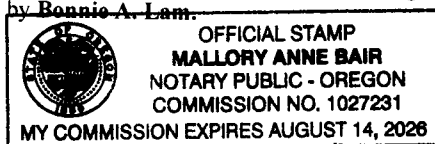
  
 Bonnie A. Lam  
 5/18/2023  
 Date

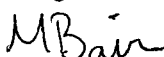
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on May 18, 20 23  
 by Bonnie A. Lam.



  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 8/14/2026