

Send Tax Statements to Grantee at:

Theola Larsen Living Trust

7845 Donegal Ave.

Klamath Falls, OR 97603

After Recording return to:

Law Office of Paul Heatherman PC

PO Box 8

Bend, OR 97709

2023-004791

Klamath County, Oregon

06/22/2023 09:10:02 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Theola Larsen and Lori Ann Bechtel, not as Tenants in Common, but with Rights of Survivorship, Grantor, conveys to Theola M. Larsen, Trustee of the Theola Larsen Living Trust dated September 11, 2019, and any amendment thereto, Grantee, the following described real property:

Lot 24, SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

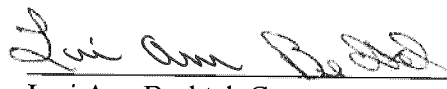
The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 this 14th day of June, 2023.



Theola Larsen, Grantor

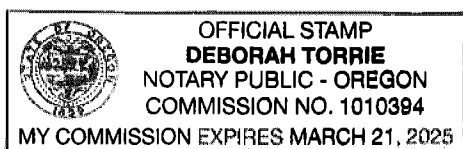


Lori Ann Bechtel, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me the above named Theola Larsen and Lori Ann Bechtel and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 14th day of June, 2023.




NOTARY PUBLIC FOR OREGON