

2023-006112
Klamath County, Oregon



00317628202300061120020027

07/21/2023 03:16:36 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
 620 Main Street
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Tara Lynn O'Keeffe & Wilda Eileen Vanderboegh
 Co-Trustees of the O'Keeffe Family Trust Agreement
 u.a.d. 01/30/1991
 1530 Pacific Terrace
 Klamath Falls, OR 97601

GRANTEES' NAME AND ADDRESSES:

Tara Lynn O'Keeffe
 19637 Sunshine Way
 Bend, OR 97702

Wilda Eileen Vanderboegh
 P.O. Box 142
 Macdoel, CA 96058

SEND TAX STATEMENTS TO:

N/A

BARGAIN AND SALE DEED

Tara Lynn O'Keeffe and Wilda Eileen Vanderboegh, Co-Trustees of the O'Keeffe Family Trust Agreement u.a.d. 01/30/1991, hereinafter referred to as grantor, conveys to **Tara Lynn O'Keeffe and Wilda Eileen Vanderboegh**, not as tenants in common, but with rights of survivorship, hereinafter referred to as grantees, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 and the East 3 rods of the NE ¼ NW ¼ and all of the SE ¼ NW ¼ EXCEPT for the following described parcel: Beginning at the Northeast corner of the SE ¼ NW ¼ ; thence, West 4 rods; thence South 3 rods; thence East 4 rods; thence, North 3 rods, to the point of beginning.

Lot 2 and the North 617 feet of the NW ¼ SE ¼ and of Lot 3; and that portion of the NE ¼ SW ¼ lying Northeasterly to the Klamath Falls-Merrill Highway.

All in Section 34, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, Subject to: Railroad Right of Way and Right of Way of the Klamath Falls-Merrill Highway running across said SE ¼ NW ¼ , NE ¼ SW ¼ and NW ¼ SE ¼ .

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., transfer of property asset(s) out of Trust.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

7/19/23
Date

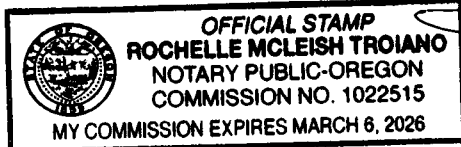
Tara Lynn O'Keeffe
Tara Lynn O'Keeffe

7-18-23
Date

Wilda Eileen Vanderboegh
Wilda Eileen Vanderboegh

STATE OF OREGON; County of Klamath) ss.

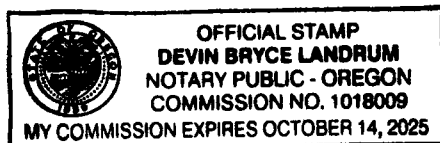
THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of July, 2023, by Tara Lynn O'Keeffe.



[Signature]
NOTARY PUBLIC for OREGON
My Commission expires:

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of July, 2023, by Wilda Eileen Vanderboegh.



[Signature]
NOTARY PUBLIC for OREGON
My Commission expires: 10-14-25