

AFTER RECORDING RETURN TO:

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



08/09/2023 03:29:40 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Gary R. Graham, Jr.; Claiming Successor of the
Small Estate of Gary Ray Graham, Sr.
1212 Lafayette Dr., Lot #84
El Paso, TX 79907

GRANTEE'S NAME AND ADDRESS:

Christina Graham-Smith
15622 Via Calonova
San Diego, CA 92128

SEND TAX STATEMENTS TO:

Christina Graham-Smith
15622 Via Calonova
San Diego, CA 92128

BARGAIN AND SALE DEED

GARY R. GRAHAM, JR., as Claiming Successor, further identified by the Small Estate of **GARY RAY GRAHAM, SR.**, **Klamath County Circuit Court Case No. 20PB07186**, deceased, hereinafter referred to as grantor, conveys to **CHRISTINA GRAHAM-SMITH**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SE ¼ SW ¼, SW ¼ SE ¼, NW ¼ NW ¼ NW ¼ SE ¼, W ½ W ½ SW ¼ NW ¼ SE ¼, and W ½ SW ¼ NW ¼ NW ¼ SE ¼, EXCEPTING THEREFROM the E ½ SW ¼ SE ¼, AND FURTHER EXCEPTING, a parcel of land situated in the SE ¼ SW ¼, more particularly described as follows: Beginning at a 5/8" iron rod on the South line of said Section 20, said point being South 89°40'08" West along said South line a distance of 686.13 feet from the ¼ corner common to Sections 20 and 29; thence continuing South 89°40'08" West a distance of 631.84 feet to a 5/8" iron rod at the West 1/16 Corner common to Sections 20 and 29; thence North 00°10'04" East, along the West line of the SE ¼ of the SW ¼ of Section 20, a distance of 1380.10 feet to the SW 1/16 corner of Section 20; thence North 89°52'56" East along the North line of the SE ¼ of the SW ¼ of Section 20, a distance of 631.82 feet to a 5/8" iron rod; thence South 00°10'04" West a distance of 1377.75 feet to the point of beginning. EXCEPTING THEREFROM, any portion lying within the Miller Island Road right of way. Together with an easement for irrigation and drainage purposes in the most southerly 60 feet of the E ¼ of the SW ¼ SE ¼ of Section 20, Township 39 South, Range 9 East of the Willamette. All situated in Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

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 real property out of Estate.

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.

8/2/23
Date

[Signature]
Gary R. Graham, Jr., Claiming Successor

STATE OF TEXAS; County of El Paso) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 2nd day of ~~July~~, 2023 by Gary R. Graham, Jr.

[Signature]
August

[Signature]
NOTARY PUBLIC FOR TEXAS
My Commission expires: 12/21/2024

