



00318571202300069030020024

After recording, please return to:

Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

08/14/2023 11:42:25 AM

Fee: \$87.00

Please send tax statements to:

NO CHANGE

BARGAIN AND SALE DEED

This Bargain and Sale Deed is being recorded to correct the names of the Grantees in that certain Bargain and Sale Deed recorded on July 17, 2023 as Document No. 2023-005896 in the records of the Clerk of Klamath County, Oregon.

This Bargain and Sale Deed is executed this 8th day of August 2023, by James Britton, Grantor, who conveys to Angela M. Britton and Richard L. Ruby, as Tenants by the Entirety, Grantees, his interest in the following-described parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Lot 10, Tract 1416 The Woodlands, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3808-36DC-05000; and Property ID #: R891010; and commonly referred to as 5140 Larch Lane, Klamath Falls, Oregon 97601.

The true and actual consideration 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., estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

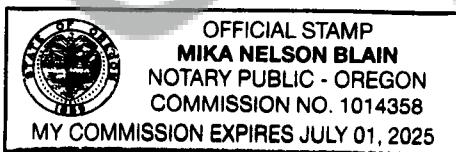
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 8th day of August 2023.


James Britton

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 8th, 2023, by James Britton.




Notary Public for Oregon
My Commission Expires: 07/01/2025