

**2023-007045**

Klamath County, Oregon



00318750202300070450020026

08/18/2023 09:52:14 AM

Fee: \$87.00

After recording return to:

Christine Showalter  
4704 Parker Avenue  
Sacramento, CA 95820

Until a change is requested, all tax statements shall be sent to Grantee Christine Showalter below:

Christine Showalter, Personal Representative of the Estate of Judith Lee Showalter, Grantor  
4704 Parker Avenue  
Sacramento, CA 95820

Christine Showalter, Grantee  
4704 Parker Avenue  
Sacramento, CA 95820

## **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, Christine Showalter, as Personal Representative of the Estate of Judith Lee Showalter, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to Christine Showalter, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows:

**BLOCK 4, LOT 9, CLEAR SPRING WAY, 1 ACRE LOT  
CITY OF CRESCENT LAKE, STATE OF OREGON**

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true consideration for this conveyance is set forth in terms of dollars is \$0.00.


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**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.

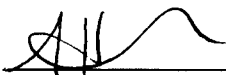
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010 TO VERIFY THE 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, 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

IN WITNESS WHEREOF, the grantor has executed this 20 day of July 2023.

  
Christine Showalter, as Personal Representative of  
the Estate of Judith Lee Showalter, Grantor

STATE OF CALIFORNIA )  
 )  
County of Sacramento ) ss.

The foregoing instrument was acknowledged before me this 20 day of July 2023, by Christine Showalter in the above-entitled matter.

  
Notary Public for California  
My Commission Expires: 01/31/2027

