

After recording return to:

Stephanie Carter
Hilary Carter Law
9250 SW Tigard St.
Tigard, OR 97223

Send tax statements to:

Steven H. Olberg
17507 SW Swank Rd.
Sherwood, OR 97140

Tax account no.: 148913**Map/tax lot: 2408-025C0-01600**

BARGAIN AND SALE DEED

Sheri K. Herauf, surviving trustee of the Olberg Living Trust, dated 04-08-22 (death certificate of Sharon K. Olberg filed as Exhibit 1), Grantor, conveys to Steven H. Olberg, Grantee, all of Grantor's right, title and interest in the following real property situated in Klamath County, Oregon, legally described as:

All that property as described as the East half of the Northwest quarter, of the Northwest quarter of the Southwest quarter, (E. 1/2 N.W. 1/4, N.W. 1/4, S.W. 1/4), of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, located in Klamath County, Oregon.

Subject to covenants, easements, rights of way, liens, restrictions and other obligations and liabilities of record.

The true and actual consideration for this conveyance is \$0. Transfer from trust to beneficiary.

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

August 18

DATED: ~~July~~ August 18, 2023



Sheri K. Herauf, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa)

On August 18, 2023 before me, Melissa Hickey Notary Public
(insert name and title of the officer)

personally appeared Sheri K. Herauf,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Hickey (Seal)

