

2023-007345

Klamath County, Oregon



00319116202300073450020027

08/28/2023 09:17:59 AM

Fee: \$87.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Pamela Rae Latourette, Trustee of the Dave  
and Pam Latourette 2006 Revocable Trust  
6510 South 6th Street, #73  
Klamath Falls, OR 97603

**Grantor:**

Pamela Rae Latourette  
6510 South 6th Street, #73  
Klamath Falls, OR 97603

**Grantee:**

Pamela Rae Latourette, Trustee of the Dave  
and Pam Latourette 2006 Revocable Trust  
6510 South 6th Street, #73  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Pamela Rae Latourette, Grantor, conveys to Pamela Rae Latourette, Trustee of the Dave and Pam Latourette 2006 Revocable Trust UAD September 21, 2006, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7, Block 71, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXCEPTING THEREFROM:**

A portion of Lot 7, Block 71 of Buena Vista Addition to the City of Klamath Falls, situated in the SE1/4, NW1/4 of Section 29, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

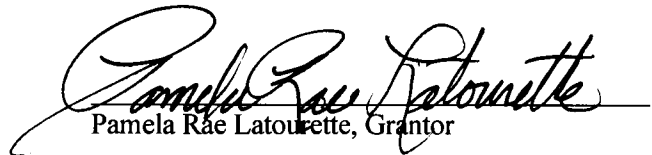
Beginning at the most Westerly corner of said Lot 7; thence N56°48'08"E 150.33 feet to the most Northerly corner of said Lot 7, said corner also being on the Westerly right of way line of Oregon Avenue; thence along the said Westerly right of way line, along the arc of a 513.10 foot radius curve to the left, 7.05 feet (long chord = S33°35'27"E, 7.05 feet); thence leaving said Westerly right of way line, S56°00'03"W 149.01 feet to a point on the Westerly line of said Lot 7; thence along the said Westerly line, N°41°48'04"W, 9.24 feet to the point of beginning; containing 1,212 feet, more or less. The basis of bearing for this description is record of Survey #8754.

The true and actual consideration for this transfer is \$0.00.

**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.

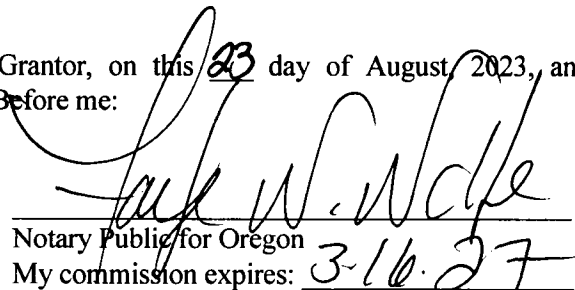
DATED this 23 of August, 2023.

  
Pamela Rae Latourette, Grantor

STATE OF OREGON     )  
County of Klamath     ) ss.

Personally appeared, Pamela Rae Latourette, Grantor, on this 23 day of August, 2023, and acknowledged the foregoing to be her true act and deed. Before me:



  
Notary Public for Oregon  
My commission expires: 3-16-27