

2023-007554

Klamath County, Oregon



00319349202300075540040047

08/31/2023 10:13:18 AM

Fee: \$97.00

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**AFTER RECORDING RETURN TO:** ORS 205.234(1)(c)

Parks &amp; Ratliff, P.C.

620 Main Street

Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

N/A

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Bargain and Sale Deed

**2. Direct party(ies) / grantor(s)**

Name(s) &amp; Address(es)

ORS 205.234(1)(b)

Gary R. Graham, Jr.; Claiming Successor of the  
Small Estate of Gary Ray Graham, Sr.

1212 Lafayette Dr., Lot #84, El Paso, TX 79907

**3. Indirect party(ies)**

Name(s) &amp; Address(es)

ORS 205.234(1)(b)

Christina Graham-Smith

15622 Via Calanova, San Diego, CA 92128

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other;

\$) 0.00

Other: The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

**5. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f):

N/A

FULL

N/A

PARTIAL

**6. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$0.00

**7. Previously recorded document reference:** 2023-006777**8. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Parks &amp; Ratliff, P.C.

to correct the legal description. The correct legal should omit the following section as affected by a land partition referenced as fee number 2007-020469: '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'.

previously recorded in book N/A at page N/A, or as fee number 2023-06777

AFTER RECORDING RETURN TO:

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



00318427202300067770020028

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  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , W  $\frac{1}{2}$  W  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , and W  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , EXCEPTING THEREFROM the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , AND FURTHER EXCEPTING, a parcel of land situated in the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , 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  $\frac{1}{4}$  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  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  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.

August

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



AFTER RECORDING RETURN TO:

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

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 Calanova  
San Diego, CA 92128

SEND TAX STATEMENTS TO:

Christina Graham-Smith  
15622 Via Calanova  
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**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 that parcel of land previously conveyed by Klamath County Deed Record No. 2007-020469, 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.

RERECORDED AT THE REQUEST OF PARKS & RATLIFF, P.C., TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED AS FEE NUMBER 2023-006777.