

**2023-007594**

**Klamath County, Oregon**



00319390202300075940020027

08/31/2023 11:16:32 AM

Fee: \$87.00

**After recording, please return to:**

Mika N. Blain  
Blain Law, LLC  
517 Main Street  
Klamath Falls OR 97601

**Send tax statements to:**

Karen L. King, Trustee  
5167 Cambridge Court  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 28<sup>th</sup> day of August 2023, by Karen L. King, Grantor, who conveys unto Karen L. King, Trustee of the Karen L. King Revocable Living Trust Dated August 28, 2023, and her successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

Lot 9 of REGENCY ESTATES, TRACT 1292, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account Nos. R-3909-014AC-05900 and Tax Account No. 883977

More commonly referred to as 5167 Cambridge Court, Klamath Falls, Oregon 97603.

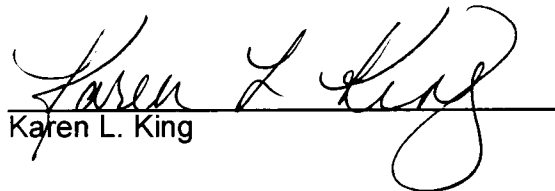
The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

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

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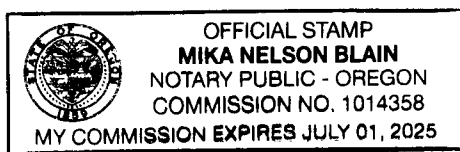
VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, 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 28<sup>th</sup> day of August 2023.

  
Karen L. King

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 28<sup>th</sup>, 2023, by Karen L. King.



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