

**2023-008085**  
**Klamath County, Oregon**



00319979202300080850040048

09/15/2023 11:33:17 AM

Fee: \$97.00

Thomas Palladino  
13721 El Dorado Dr # 20A  
Seal Beach Ca. 90740

Grantor's Name and Address

Thomas Palladino, Trustee of the  
Thomas Palladino Trust, dated May 9,2023  
13721 El Dorado Dr # 20A  
Seal Beach Ca. 90740

Grantee's Name and Address

After recording return to:  
Thomas Palladino, Trustee of the  
Thomas Palladino Trust, dated May 9,2023  
13721 El Dorado Dr # 20A  
Seal Beach Ca. 90740

Until a change is requested all tax statements shall be sent to the following address:

Thomas Palladino, Trustee of the  
Thomas Palladino Trust, dated May 9,2023  
13721 El Dorado Dr # 20A  
Seal Beach Ca. 90740

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Thomas Palladino,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Thomas Palladino, Trustee of the Thomas Palladino Trust, Dated May 9,2023,**

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 way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

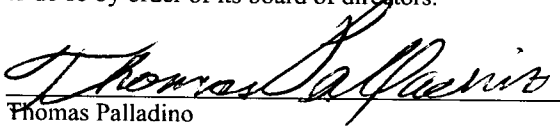
The true and actual consideration paid for this transfer, stated in terms of dollars, is ESTATE PLANNING. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall 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 195.300, 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.

In Witness Whereof, the grantor has executed this instrument this 5 day of SEPT 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Thomas Palladino

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared \_\_\_\_\_, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of  
Residing at:  
Commission Expires:

**See Attached  
Jurat**

Legal Description  
Exhibit "A"

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin which is situated on the center line of the private 20 foot wide roadway, more particularly described in the Deed to John L. Gross et ux recorded in Vol. M66 at page 10168 of Klamath County, Oregon, Deed Records, South 12°04' East a distance of 25.94 feet, more or less, from the point where said roadway center line intersects the Southerly terminus of Dugout Lane, said point of intersection being South 50°14' West a distance of 34.12 feet from the Southwest corner of Lot 1 of Harriman Park, thence South 50°56'30" West 149.61 feet to a point on the East bank of the artificially constructed water channel, thence North 39°03'3" West 43.32 feet, thence South 68°38'00" West 27 feet to a 5/8 inch pin, thence North 34°18'00" East 177.70' to a 1/2 inch pin, thence South 39°46'00" East 79.50 feet, thence North 50°14'00" East 15.88 feet, thence South 12°04'00" East 25.94 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement in Water Channel described in Deed recorded in Vol. M68, page 7521, and together with easement for utilities 5 feet in width along the west line of said above mentioned 20 foot wide roadway, the East line of said easement being the West line of the roadway.

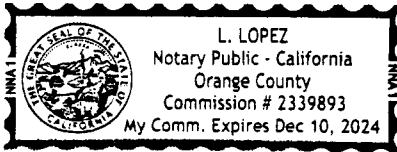
# JURAT

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 Orange

Subscribed and sworn to (or affirmed) before me on this 5th day of, September, 2023, by Thomas Palladino proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(seal)

Signature \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'L. Lopez', written over a horizontal line.

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_