

2023-009390

Klamath County, Oregon



00321550202300093900030037

10/31/2023 02:02:49 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Frances F. Butler  
Trustee of the Butler Family Trust  
1264 Noche Buena  
Seaside, CA 93955

GRANTEE'S NAME AND ADDRESS:

Adrienne C. Mason  
Trustee of the Adrienne C. Mason Trust  
24255 Northwest Hansen Rd.  
North Plains, OR 97331

SEND TAX STATEMENTS TO:

Adrienne C. Mason  
Trustee of the Adrienne C. Mason Trust  
24255 Northwest Hansen Rd.  
North Plains, OR 97331

**BARGAIN AND SALE DEED**

**Frances F. Butler, Trustee of the Butler Family Trust**, hereinafter referred to as grantor, conveys to **Adrienne C. Mason, Trustee of the Adrienne C. Mason Trust**, hereinafter referred to as grantee, an undivided ½ interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 55' West along the centerline of Mallory Drive 494.72 feet; thence leaving the centerline of said Mallory Drive, South 00° 08' West 318.58 feet to the true point of beginning of this description; thence continuing South 00° 08' West 289.20 feet; thence North 89° 52' West 167.09 feet; thence North 00° 08' East 288.82 feet; thence East 167.90 feet to the point of beginning.

Account: 295537

Map & Tax Lot: 3901-009SA-01800

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of October, 2023.

**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.

Frances F. Butler  
Frances F. Butler, Trustee of the Butler Family Trust

STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of October, 2023, by Frances F. Butler, Trustee of the Butler Family Trust.

**See Attached  
For Notary**

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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.

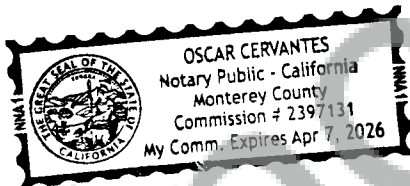
State of California

County of Monterey }

On October 19, 2023 before me, Oscar Cervantes, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Francis Francisca Butler  
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain/Sale DeedDocument Date: Signed 10-30-2023 Number of Pages: —Signer(s) Other Than Named Above: —