

2023-010399

Klamath County, Oregon

12/05/2023 08:55:01 AM

Fee: \$87.00

*Unless a change is requested, all tax statements shall
be sent to Grantee at:*

No Change

After recording, this Deed shall be delivered to:

Horner Law, LLP

250 NW Franklin Avenue, Suite 101

Bend, OR 97703

BARGAIN AND SALE DEED

The true consideration for this transfer is for estate planning purposes.

AUDRAE KING, Grantor, bargains, sells and conveys to AUDRAE E. KING, as Trustee or the Successor Trustee of the Audrae King Revocable Trust, dated December 2, 2002 as amended and restated, Grantee, all of her right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

**Lot 72, Tract No 1318, GILCHRIST TOWNSITE, according to the
official plat thereof on file in the office of the clerk of Klamath County,
Oregon**

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

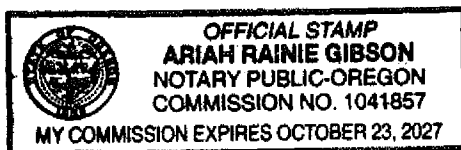
DATED this 4th day of December, 2023.

Audrae King

AUDRAE KING

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 4th day of December, 2023, by AUDRAE KING.



Aria Gibson

NOTARY PUBLIC FOR OREGON

My Commission Expires: 10-23-27