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Klamath County, Oregon



00322878202300105180030033

12/08/2023 09:00:48 AM

Fee: \$92.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Meri C. Sele
16791 Phelps Ln
Huntington Beach, CA 92649

Grantor:
Meri C. Sele, Trustee
of the Barbara Ann Williams Trust
16791 Phelps Ln
Huntington Beach, CA 92649

Grantee:
Meri C. Sele
16791 Phelps Ln
Huntington Beach, CA 92649

BARGAIN AND SALE DEED

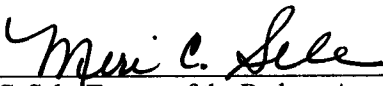
Meri C. Sele, Trustee of the Barbara Ann Williams Trust, Grantor, conveys to Meri C. Sele, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00

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.

Dated this 1st day of December, 2023.


Meri C. Sele, Trustee of the Barbara Ann Williams Trust
Grantor

ACKNOWLEDGEMENT

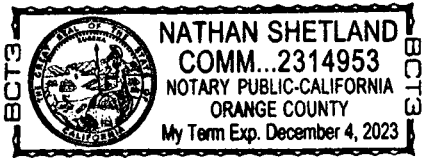
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
County of Orange) ss.
)

On December 1st, 2023, before me, Nathan Sheppard —, Notary Public, personally appeared Meri C. Sele, Trustee of the Barbara Ann Williams Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person 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.



Notary Public for California
My Commission Expires: 12/04/2023

Exhibit A

Parcel 1:

That part of the SW1/4 SW1/4, Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Highway

EXCEPTING that part described in Deed Volume 60, Page 344

Parcel 2:

That part of the NW1/4 NW1/4, Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Highway.

EXCEPTING a strip of land 60 feet wide along the East line of said NW1/4 NW1/4, Section 17. The East line of said 60-foot strip to be the East line of said NW1/4 NW1/4.