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12/26/2023 01:55:07 PM

Fee: \$82.00

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

Send tax statements to:
Matthew M. McCadden and Margaret L. McCadden
11640 Hill Road
Klamath Falls, OR 97603

Grantors:
Lynda Baker
9375 Highway 39
Klamath Falls, OR 97603

Grantee:
Matthew M. McCadden and Margaret L. McCadden
11640 Hill Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Lynda Baker, Grantor conveys to Matthew M. McCadden and Margaret L. McCadden, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Map: R-3809-01400-00100-000
Acres: 40.00
Code: 53

The NW ¼ NW ¼ of Section 14, Township 38 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.

The true and actual consideration for this transfer is a gift..

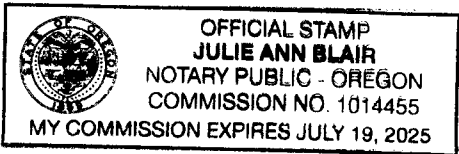
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

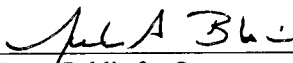
DATED this 21st day of December, 2023.


Lynda Baker

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of December, 2023, the above-named Lynda Baker, Grantor and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission expires: 07/19/2025