

AFTER RECORDING RETURN TO:

Douglas Cushing  
Jordan Ramis PC  
PacWest, 27<sup>th</sup> Floor  
1211 SW Fifth Ave.  
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:

Lindsay Webb  
14458 Benefit St. #4  
Sherman Oaks, CA 91423

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*This space is reserved for recorder's use.*

### **BARGAIN AND SALE DEED**

The true consideration for this conveyance is other property or value

PATRICK DORE, as Claiming Successor of the Oregon Small Estate of Jeanne Marie Scott, Klamath County Circuit Court Case No.: 23PB07422, ("Grantor") conveys to LINDSAY WEBB, ("Grantee"), all of Grantor's right, title, and interest in and to the real properties located in Klamath County, Oregon and legally described as follows:

**Parcels 1:** Lots 1 and 4, Block 6, Mountain Lakes Homesites, Klamath County, Oregon.

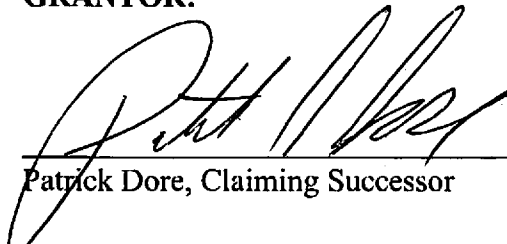
**Parcel 2:** Lots 24 and 25, Block 3, Mountain Lakes Homesites, Klamath County, Oregon.

**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.

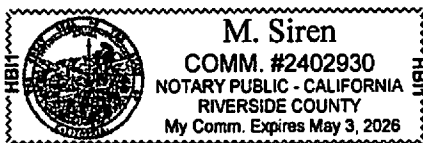
DATED this 13 day of December, 2022.


GRANTOR:

  
Patrick Dore, Claiming Successor

STATE OF CALIFORNIA      )  
County of Riverside      ) ss.

This instrument was acknowledged before me this 13 day of December,  
2023, by Patrick Dore, as the Claiming Successor of the Small Estate of Jeanne Marie  
Scott, and declared this instrument to be his voluntary act and deed.



  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: May 3, 2026