

**Tax Lots: 3909-0266AA-09000 &  
R-399-011AB-93047-00 &  
3909-011AB-90000, -93001, -93003, -93005, -93007,  
-93031, -93033, -93035, -93037, -93039, -93041, -93043,  
-93045, -93049**

**2024-000070**

**Klamath County, Oregon**

**01/03/2024 10:52:02 AM**

**Fee: \$92.00**

**Grantor:**

Nicole Barger, Trustee of the  
Aaron W. Barger and Nicole Barger Living Trust  
942 Redwood Drive  
Danville, California 94506

**Grantee:**

Kane/Darwin, LLC  
942 Redwood Drive  
Danville, California 94506

**After Recording Return To:**

\*\*\* SAME AS GRANTOR \*\*\*

**Send Tax Statements To:**

\*\*\* SAME AS GRANTOR \*\*\*

## **BARGAIN AND SALE DEED**

**Nicole Barger, Trustee of the Aaron W. Barger and Nicole Barger Living Trust dated  
February 13, 2002 as amended and restated on July 18, 2014, Grantor,**

conveys to

**Kane/Darwin, LLC, Grantee,** the following described real property free and clear of  
encumbrances except as specifically set forth below, situated in the County of Klamath, State of  
Oregon:

Lot 1 Block 4 of First Addition to Kelene Gardens, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

AND

Kane Place condominiums, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon, aka Lot Units 3001, 3003, 3005, 3007, 3031,  
3033, 3035, 3037, 3043, 3045, 3039, 3041, 3047, 3049 Kane Place Condominiums, along  
with all common areas.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record,  
rights of way, and easements of record and those apparent upon the land, contracts and/or liens for  
irrigation and/or drainage.

The true and actual consideration for this conveyance is **\$ none** (change of vesting only).

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 105.305 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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PREOPTY 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, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DFINED 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

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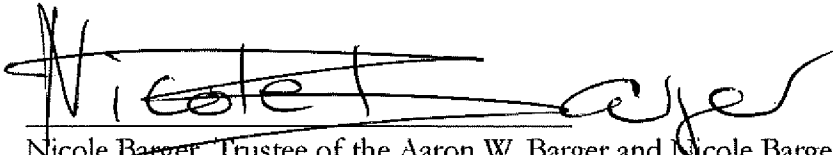
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SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned has executed this document on the date set forth below.

Executed this 2nd <sup>January 24</sup> day of ~~December~~, 2023.



Nicole Barger, Trustee of the Aaron W. Barger and Nicole Barger Living Trust dated February 13, 2002 as amended and restated on July 18, 2014, Grantor

### ACKNOWLEDGMENT

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 Contra Costa )

On <sup>J.L.</sup> ~~December~~ <sup>January</sup> 2, 2023<sup>24</sup>, before me, Juanita Lubrano, notary public, personally appeared Nicole Barger, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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.

Signature Juanita Lubrano

