

2024-000456  
Klamath County, Oregon



01/16/2024 03:01:25 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:  
Karen Smith, as Claiming Successor  
Of the Estate of Russell Steven Smith  
P.O. Box 2874  
Homer, AK 99603

GRANTEE'S NAME AND ADDRESS:  
Karen Smith  
P.O. Box 2874  
Homer, AK 99603

Sarah Roy  
12309 121st Ave Court E  
Puyallup, WA 98374

Jesse Smith  
8306 209th Ave Court E  
Bonney Lake, WA 98391

Amandah Smith-Roy  
2753 59th Ave SW  
Seattle, WA 98116

Emily Smith  
32809 56th Ave S  
Auburn, WA 98001

SEND TAX STATEMENTS TO:  
Karen Smith  
P.O. Box 2874  
Homer, AK 99603

**BARGAIN AND SALE DEED**

**Karen Smith, as claiming successor of the Estate of Russell Steven Smith Klamath County Circuit Court Case No. 23PB06595, hereinafter referred to as grantor, conveys to Karen Smith, as to a ½ interest, and Sarah Roy, Jesse Smith, Amandah Smith-Roy, and Emily Smith, as to a ½ interest, as tenants in common, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

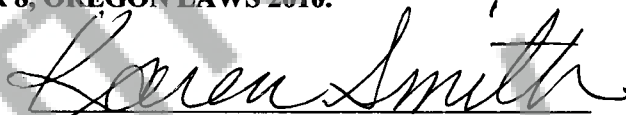
**Lots Two (2) and Three (3), Block Seventy-six (76), BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Map Tax Lot Number: 3809-029BD-05500  
Property ID: 212996**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of January, 2024.

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



Karen Smith, as Claiming Successor of the Estate of Russell Steven Smith

STATE OF \_\_\_\_\_; County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_\_ day of January, 2024, by Karen Smith, as Claiming Successor of the Estate of Russell Steven Smith.

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

SEE ATTACHED

# All-purpose Acknowledgment California

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

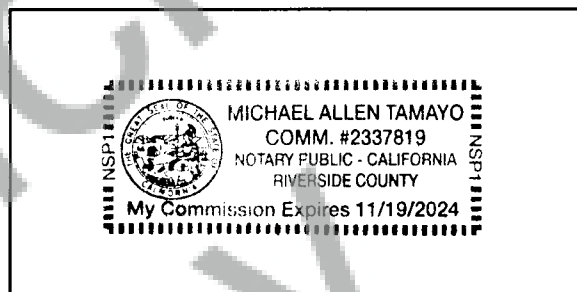
County of RIVERSIDE

On 01/08/2024 before me, MICHAEL ALLEN TAMAYO, NOTARY PUBLIC (here insert name and title of the officer),

personally appeared KAREN Z SMITH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Notary Seal

WITNESS my hand  
and official seal.

Signature

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document BARGAIN AND SALE DEED

Document Date 01/08/2024 Number of Pages 2

Signer(s) Other Than Named Above N/A

Account Number (if applicable) N/A



F001-000DSG5350CA-01