

2024-000587

Klamath County, Oregon



01/23/2024 01:21:09 PM

Fee: \$87.00

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

GRANTOR'S NAME AND ADDRESS:  
KATHY CARMICHAEL  
P.O. Box 247  
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:  
JUSTIN STEYSKAL  
2221 Lakeview Ave.  
Malin, OR 97632

SEND TAX STATEMENTS TO:  
JUSTIN STEYSKAL  
2221 Lakeview Ave.  
Malin, OR 97632

**BARGAIN AND SALE DEED**

**KATHY CARMICHAEL** hereinafter referred to as grantor, conveys to **JUSTIN STEYSKAL** hereinafter referred to as grantee, all right, title and interest in the following described real property, excepting the interest I hold as beneficiary of that certain Trust Deed with instrument number 2023-009888 recorded with the Klamath County Clerk, situated in the County of Klamath State of Oregon, to-wit:

Lot 15, Block 43 of MALIN, according to the official plat thereof on file in the records of Klamath County, Oregon; subject to any unpaid charges or assessments of the City of Malin for municipal improvements, easements and rights of way of record and those apparent on the land, if any.

Tax Lot: 4112-016DA-02800

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 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.

Kathy Carmichael  
Kathy Carmichael

STATE OF California; County of Sonoma ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of  
January 2024, by Kathy Carmichael.

M. Jackson  
NOTARY PUBLIC FOR California;  
My Commission expires: Sonoma County  
10/27/2025

