

2024-000610

Klamath County, Oregon



00324340202400006100030035

01/24/2024 12:22:30 PM

Fee: \$92.00

The Castle Dome Living Trust
Michelle M. B. Berlin, Successor Trustee and
Jennifer R. Bowen, Successor Trustee
913 Rachel Court
San Luis Obispo, CA 93401

Grantor's Name and Address

Jennifer R. Bowen
913 Rachel Court
San Luis Obispo, CA 93401

Grantee's Name and Address

After recording return to:
Jennifer R. Bowen
913 Rachel Court
San Luis Obispo, CA 93401

Until a change is requested all tax statements
shall be sent to the following address:

Jennifer R. Bowen
913 Rachel Court
San Luis Obispo, CA 93401

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Michelle M. B. Berlin, Successor Trustee and Jennifer R. Bowen, Successor Trustee of the Castle Dome Living Trust, Dated August 8, 2002,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Jennifer R. Bowen,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The East half of the North half of the South half (E 1/2, N 1/2, S 1/2) of Government Lot Six (6), Section 5, Township 37 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon.

APN 3710-00500-00600

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Returned at Counter

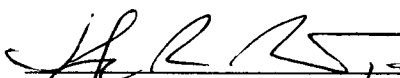
Kat Maynard

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.

In Witness Whereof, the grantor has executed this instrument this 11th day of January, 2024, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Castle Dome Living Trust, Dated August 8, 2002

 Successor Trustee
Michelle M. B. Berlin, Successor Trustee

 Successor Trustee
Jennifer R. Bowen, Successor Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2024, before me, _____ a Notary Public in and for said state, personally appeared Michelle M. B. Berlin and Jennifer R. Bowen, as Successor Trustees of the Castle Dome Living Trust, Dated August 8, 2002 known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



01/11/2024

Notary Public for the State of California
Residing at: San Luis Obispo, CA
Commission Expires: August 29, 2025

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

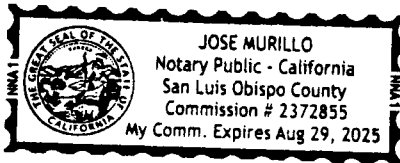
County of San Luis Obispo

On January 11, 2024 before me, Jose Murillo, a notary public
Date Here Insert Name and Title of the Officer

personally appeared Michelle M. B. Berlin and
Name(s) of Signer(s)

Jennifer R. Bowen

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.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Jose Murillo
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and sale Deed

Document Date: January 11, 2024 Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michelle M B Berlin

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: Castle Pome

Living Trust Dated August 8, 2002

Signer's Name: Jennifer R Bowen

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: Castle Pome Living

Trust Dated August 8, 2002