

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR
97401

Until requested otherwise, send all tax
statements to:
PATRICK J PAPPE PERSONAL REPRESENTATIVE
Po Box 420, Malin, OR 97632

GRANTOR:
GRATEFUL NUTS HOMES, LLC
1711 Willamette Street, # 301-103, Eugene OR
97401

GRANTEE:
PATRICK J PAPPE PERSONAL REPRESENTATIVE
PO BOX 420, MALIN OR 97632
TAX ACCOUNT NO. 270637
ORDER NO. 23-27098

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

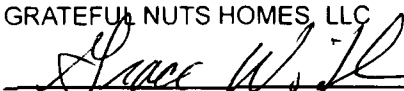
GRATEFUL NUTS HOMES, LLC, Grantor, conveys to PATRICK J. PAPPE PERSONAL REPRESENTATIVE OF THE ESTATE OF JERRY R. PAPPE DECEASED, KLAMATH COUNTY CIRCUIT COURT COURT CASE NO. 23PB03930 , Grantees, the following described real property situated in Klamath County, State of Oregon, to wit:

Lot 5 in Block 45 of First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of 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.

The true and actual consideration for this conveyance is TO RLEASE ALL RIGHTS, TITLE AND INTEREST HELD IN THE PROPERTY BY AFFIDAVIT AND MEMORANDUM OF AGREEMENT CONCERNING REAL ESTATE RECORDED NOVEMBER 20, 2023 RECEPTION NO. 2023-009998. (Here, comply with the requirements of ORS 93.030.)

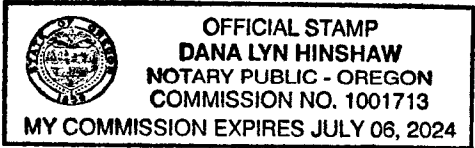
Date: January 30, 2024

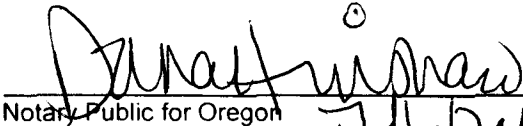
GRATEFUL NUTS HOMES, LLC

GRACE WIDDICOMBE, MEMBER

State of Oregon
County of Lane

ss.

The foregoing instrument was acknowledged before me this 31 day of January 2024, by GRACE WIDDICOMBE, MEMBER OF GRATEFUL NUTS HOMES, LLC.



Before me: 
Notary Public for Oregon
My commission expires: 7/6/24