

2024-001356

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00325295202400013560060066

02/21/2024 12:14:28 PM

Fee: \$107.00

GRANTOR'S NAME AND ADDRESS:

Oramel Carl Campbell, as Claiming Successor
Of the Estate of Sarah Louise Campbell, and as
Heir and Devisee
740 Carr Ave.
Santa Rosa, CA 95404

Carol Skye Davis, as Heir and Devisee
2187 State Road 1
Socorro, NM 87801

Geoffrey Campbell, as Heir and Devisee
7505 Mcfall Drive
Auburn, CA 95603

GRANTEE'S NAME AND ADDRESS:

Oramel Carl Campbell
740 Carr Ave.
Santa Rosa, CA 95404

SEND TAX STATEMENTS TO:

Oramel Carl Campbell
740 Carr Ave.
Santa Rosa, CA 95404

BARGAIN AND SALE DEED

Oramel Carl Campbell, as claiming successor of the Estate of Sarah Louise Campbell, Klamath County Circuit Court Case No. 23PB10194, and as heir and devisee, Carol Skye Davis, as heir and devisee and Geoffrey Campbell, as heir and devisee, hereinafter referred to as grantors, convey to Oramel Carl Campbell, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The N1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian.

TOGETHER WITH a right of way 30 feet in width for ingress and egress from the North line, Northerly to state highway over the East 30 feet of the NW1/2 of NW1/4 of SW1/4 of Section 25, Township 36 South, Range 11, E.W.M., Klamath County, Oregon which easement is non-exclusive.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservation of all subsurface rights, except water, to the heirs of Lizzie Copperfield, including the terms and provisions thereof, as set out in Patent recorded December 17, 1957, in Volume 296 at page 290; Fire roads right-of-way, including the terms and provisions thereof, as set out in Patent recorded December 17, 1957 in Volume 296 at page 290.

Reserving a non-exclusive perpetual easement for ingress, egress, and utilities over the Western 30 feet and the Eastern 30 feet of the above-described parcel to benefit two southerly parcels described as:

S1/2S1/2NW1/4SW1/4 of Section 25, Township 36 Range 11 East of the Willamette Meridian.


N1/2N1/2SW1/4SW1/4 of Section 25, Township 36 Range 11 East of the Willamette Meridian.

Map Tax Lot Number: 3611-02500-01200
Property ID: 336773

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 10th day of February, 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.


Oramel Carl Campbell, as Claiming Successor of the Estate of Sarah Louise Campbell, and as heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Oramel Carl Campbell, as Claiming Successor of the Estate of Sarah Louise Campbell, and as heir and devisee.

see attached notarization

NOTARY PUBLIC FOR _____
My Commission expires: _____

Carol Skye Davis, heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Carol Skye Davis, heir and devisee.

NOTARY PUBLIC FOR _____
My Commission expires: _____

Geoffrey Campbell, heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Geoffrey Campbell, heir and devisee.

NOTARY PUBLIC FOR _____
My Commission expires: _____

CALIFORNIA ALL-PURPOSE 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 Sonoma)

On Feb 12, 2004 before me, _____
Date

Jennifer Ross, Notary Public
Here Insert Name and Title of the Officer

personally appeared Carmel Carl Campbell

Name(s) of Signer(s)

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.



Signature _____

Jennifer Ross
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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 & Sale Deed Document Date: 2/10/04

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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Oramel Carl Campbell, as Claiming Successor of the
Estate of Sarah Louise Campbell, and as heir and
devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Oramel Carl Campbell, as Claiming Successor of the Estate of Sarah Louise Campbell, and as heir and devisee.

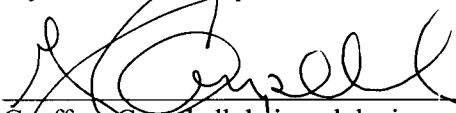
NOTARY PUBLIC FOR _____
My Commission expires: _____

Carol Skye Davis, heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Carol Skye Davis, heir and devisee.

NOTARY PUBLIC FOR _____
My Commission expires: _____



Geoffrey Campbell, heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Geoffrey Campbell, heir and devisee.

Notary Certificate attached/affixed pursuant:

- ☒ CA Civil Code § 1189
(Acknowledgment)
☐ CA Government Code § 8202
(Jurat)

NOTARY PUBLIC FOR _____
My Commission expires: _____

CALIFORNIA ACKNOWLEDGMENT

California 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

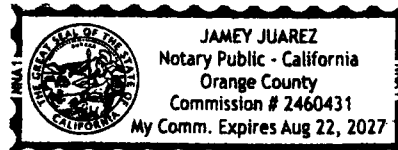
County of Placer

On 12-February 2024 before me, Jamey Juarez, Notary Public, personally appeared Geoffrey Campbell, 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.

Signature [Signature] (Seal)



OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: Bargain and Sale Deed - Re. Parcel 336782

Document Date: 12-16-2024

Number of Pages: 2

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s):

Signer's Name: Geoffrey Campbell

Capacity Claimed:

☒ Individual ☐ Trustee ☐ Attorney-in-Fact

☐ Guardian or Conservator

☐ Corporate Officer - Title(s) _____

☒ Other Heir and Devisee

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

☐ Individual ☐ Trustee ☐ Attorney-in-Fact

☐ Guardian or Conservator

☐ Corporate Officer - Title(s) _____

☐ Other _____

Signer is Representing: _____

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Oramel Carl Campbell, as Claiming Successor of the
Estate of Sarah Louise Campbell, and as heir and
devisee

STATE OF _____; County of _____) ss.

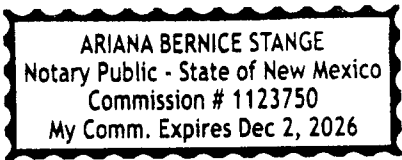
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Oramel Carl Campbell, as Claiming Successor of the Estate of Sarah Louise Campbell, and as heir and devisee.

NOTARY PUBLIC FOR _____
My Commission expires: _____

Carol Skye Davis
Carol Skye Davis, heir and devisee

STATE OF NEW Mexico; County of Socorro) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of FEBRUARY, 2024, by Carol Skye Davis, heir and devisee.



Ariana Stange
NOTARY PUBLIC FOR STATE OF NEW Mexico
My Commission expires: 12/2/2026

Geoffrey Campbell, heir and devisee

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of _____, 2024, by Geoffrey Campbell, heir and devisee.

NOTARY PUBLIC FOR _____
My Commission expires: _____