

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

**2024-001357**  
**Klamath County, Oregon**



02/21/2024 12:14:45 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:  
Geoffrey Campbell  
7505 Mcfall Drive  
Auburn, CA 95603

SEND TAX STATEMENTS TO:  
Geoffrey Campbell  
7505 Mcfall Drive  
Auburn, CA 95603

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

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public 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; easements and rights of way of record and those apparent to the land, if any.

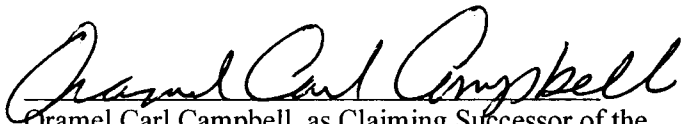
Map Tax Lot Number: 3611-02500-01400  
Property ID: 336782

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 15<sup>th</sup> 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.

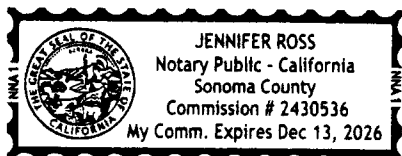
State of California )

County of Sonoma )On Feb 12, 2024 before me, Jennifer Ross, Notary Public  
Date Here Insert Name and Title of the Officerpersonally 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: 2/12/24

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

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner — ☐ Limited ☐ GeneralIndividual ☐ Attorney in FactTrustee ☐ Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner — ☐ Limited ☐ GeneralIndividual ☐ Attorney in FactTrustee ☐ Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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.

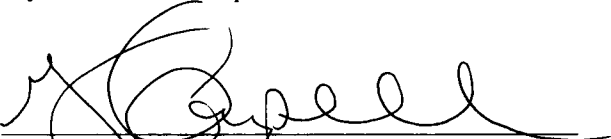
\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
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

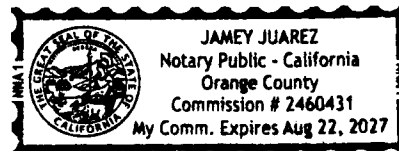
County of Placer

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: Prop 104 336723

Document Date: 12 Feb 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: \_\_\_\_\_

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.

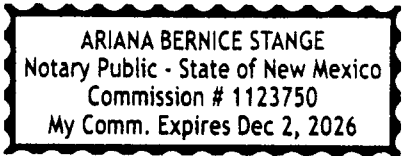
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of \_\_\_\_\_, 2024, by Oramel Carl Campbell, as Claiming Successor of the Estate of Sarah Louise Campbell, and as heir and devisee.

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

Carol Skye Davis  
\_\_\_\_\_  
Carol Skye Davis, heir and devisee

STATE OF New Mexico; County of Sandoval ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9<sup>th</sup> 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: \_\_\_\_\_