

Send Tax Statements to Grantee at:
Mark Sanderson Living Trust
5159 N Hwy 97
Klamath Falls, OR

2024-001419
Klamath County, Oregon
02/23/2024 12:02:01 PM
Fee: \$82.00

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

BARGAIN AND SALE DEED

Mark C. Sanderson, Grantor, conveys to Mark C. Sanderson, Trustee of the Mark Sanderson Living Trust dated February 23, 2024, and any amendment thereto, Grantee, the following described real property:

Lot 11 of TROUBADOR TRAIL - TRACT 1360 a resubdivision of Lots 1, 2 and 36 of Tract 1316 - PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Identification Number: 3709-03100-01800-000 Account:

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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.

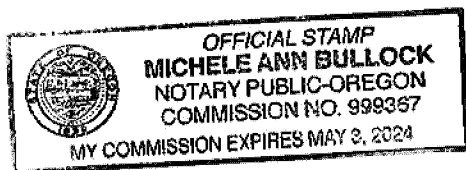
DATED February 23, 2024.


Mark C. Sanderson, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Mark C. Sanderson and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me on February 23, 2024.




NOTARY PUBLIC FOR OREGON