

2024-001629

Klamath County, Oregon

Send Tax Statements to Grantee at:  
The Jessica Grove Living Trust  
1015 N. Eldorado Ave.  
Klamath Falls, OR 97601



03/04/2024 09:57:35 AM

Fee: \$82.00

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

### BARGAIN AND SALE DEED

Jessica Grove, Grantor, conveys to Jessica J. Grove, Trustee of the Jessica Grove Living Trust dated February 26, 2024, and any amendment thereto, Grantee, the following described real property:

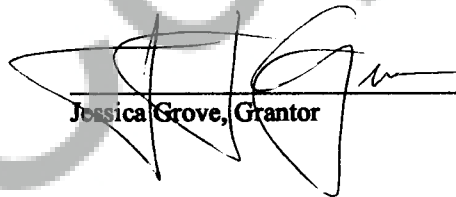
***The Westerly rectangular half of Lot 16, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.***

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 26, 2024.

  
Jessica Grove, Grantor

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

Personally appeared before me the above named Jessica Grove and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me on February 26, 2024.

  
NOTARY PUBLIC FOR OREGON

