

Recording Requested By:

Jack Davis  
515 East Main St.  
Ashland, OR 97520

When Recorded Return To:

Jack Davis  
515 East Main St.  
Ashland, OR 97520

Mail Tax Statements To:

Patricia Bloom  
3189 El Robel Circle  
Las Vegas, NV 89121

(This Space for Recorder's Use)

**BARGAIN AND SALE DEED**

Michael Bloom, conveys to Morton E. Bloom and Patricia L. Bloom, Trustees of the Bloom Family Trust dated July 15, 1999 all that real property situated in Klamath County, State of Oregon, and more particularly described as:

An undivided one-half interest in the North half of the North half of Government Lot 3 of Section 19, Township 35 South, Range 11, East of the Willamette Meridian

Grantor is a beneficiary of the subject Trust and this conveyance is made for good and valuable consideration..

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, AND 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,

DAVIS, HEARN, ANDERSON & SELVIG  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520

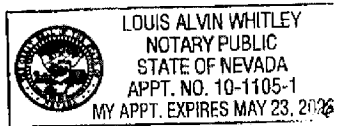
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

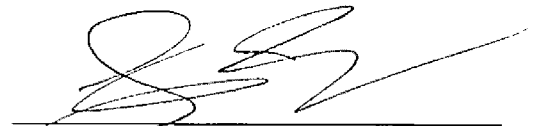
DATED this 10<sup>th</sup> day of April, 2024

  
Michael Bloom

STATE OF NEVADA                     )  
  ) §  
COUNTY OF CLARK                )

On this 10<sup>th</sup> day of April, 2024, personally appeared the above-named Michael Bloom, and acknowledged the foregoing instrument to be a voluntary act. Before me:



  
Notary Public for Nevada  
My Commission Expires: 5-23-26