

2024-002852

Klamath County, Oregon



00327212202400028520020022

04/16/2024 09:26:58 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Dakota Newell, Personal Representative of
The Estate of David Victor Davis
725 North River Road
Rogue River, OR 97537

GRANTEE'S NAME AND ADDRESS:

Dakota Newell
725 North River Road
Rogue River, OR 97537

SEND TAX STATEMENTS TO:

Dakota Newell
725 North River Road
Rogue River, OR 97537

BARGAIN AND SALE DEED

Dakota Newell, the duly appointed, qualified and acting personal representative of the estate of David Victor Davis, hereinafter referred to as grantor, conveys to Dakota Newell, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 8 in Block 27 of THIRD ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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., distribution of the assets of the Estate of David Victor Davis, Klamath County Circuit Court Case No. 23PB02474.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of April, 2024.

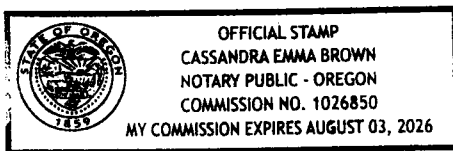
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.**

Dakota Newell
Dakota Newell, Personal Representative

STATE OF OREGON; County of ^{Jackson CB}~~Klamath~~) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2nd day of April, 2024, by
Dakota Newell, Personal Representative of the Estate of David Victor Davis.



Cassandra Brown
NOTARY PUBLIC FOR OREGON
My Commission expires: August 3rd, 2026