

Returned at Counter

2024-003027

Klamath County, Oregon



00327425202400030270010016

04/22/2024 11:27:14 AM

Fee: \$82.00

After recording return to:

David Karalus and Kim Karalus
1030 Tamera Drive
Klamath Falls, OR 97603

Send all future tax statements to:

David Karalus and Kim Karalus
1030 Tamera Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

David A. Karalus and Kim K. Karalus, Grantors, convey to David A. Karalus and Kim K. Karalus, Trustees of the David and Kim Karalus Living Trust dated April 22, 2024, Grantees, all of Grantors' rights, title, and interest in the following described real property:

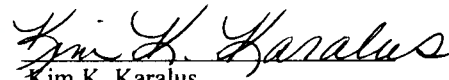
Lot 13 in Block 12 of Tract 1003, Third Addition to Moyina, in Klamath County, State of Oregon.

The true and actual consideration for this conveyance is: transfer to Grantors' living trust by gift (\$0).

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 AND 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.

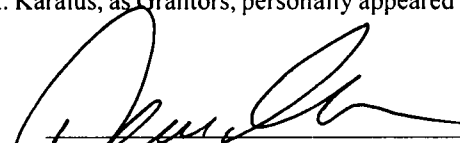
Dated this 22 day of April 2024.


David A. Karalus


Kim K. Karalus

STATE OF OREGON, County of Klamath) ss.

On April 22, 2024, the above-named David A. Karalus and Kim K. Karalus, as Grantors, personally appeared before me and acknowledged this instrument to be their voluntary act and deed.


Notary Public for Oregon

