

630094AM
Grantor(s):
Sandra K. Martin

Grantee(s):
Sandra K. Martin and Kenneth H. Martin
P.O. Box 111
Crescent, OR 97733

Steven H. Olberg
P.O. Box 603
Beaverton, OR 97075

**Until a change is requested,
all tax statements shall be sent to:**

As of Record

After recording return to:
T. Beau Ellis
VF Law
6000 Meadows Road, Suite 500
Lake Oswego, Oregon 97035

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Sandra K. Martin**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Sandra K. Martin and Kenneth H. Martin**, husband and wife, a life estate for the remainder of their natural life, then the remainder to **Steven H. Olberg**, an individual, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, commonly known as **136218 E Friendly Lane, Crescent, Oregon 97733** and described as follows, to-wit:

SEE ATTACHED EXHIBIT A.


To have and to hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$200,000.00.

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

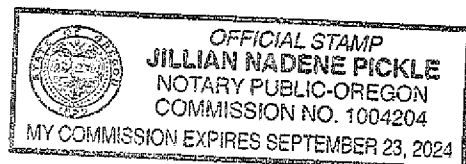
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 6 day of May, 2024.


Sandra K. Martin

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on the 6 day of May, 2024, by Sandra K. Martin.





Notary Public for Oregon

EXHIBIT "A"

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All that certain property described as the W1/2 of the SE1/4 of the SW1/4 of the SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.