

After Recording Return To:

Until a change is requested, send tax statements to:

Estana Law Group, LLC  
c/o Ryan P. Correa & Heather J. Turk  
2685 NW Crossing Drive  
Bend, Oregon 97703

Kay K. Bithell, Trustee, et al.  
131 SE Airpark Drive  
Bend, Oregon 97702

### **STATUTORY BARGAIN AND SALE DEED**

Kay K. Bithell and Judith A. Shaw, Grantors, hereby convey to Kay K. Bithell, or her successors, as Trustee of the Bithell Trust dated December 5, 2012, as amended, as to an undivided fifty percent (50%) interest, and Judith A. Shaw, or her successors, as Trustee of the Judith A. Shaw Living Trust dated September 26, 2018, as may be amended, as to an undivided fifty percent (50%) interest, as tenants in common, Grantees, their entire interests in and to following-described real property:

**Block O, Lot 9, Lake of the Woods Tract, Klamath Ranger District, Fremont-Winema National Forest, according to the official plat and tract map on file thereon.**

**Together with all right title and interest in and to USDA Forest Service term special use permit KLA220, Klamath County, Oregon, Tax Account No. R70185.**

The above-described property is free of encumbrances except: (a) all covenants, conditions, restrictions, reservations, easements and any other items of record and those apparent upon the land, if any, as of the date of this deed; and (b) liens for taxes not yet due as of the date of this deed.

The consideration for this transfer is other value given or promised.  
This deed is given for estate planning purposes.

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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

Kay K. Bithell  
Kay K. Bithell

Dated: May 13., 2024

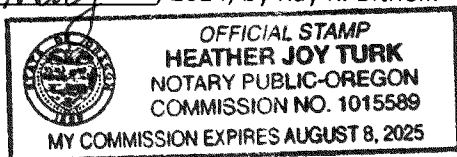
Judith A. Shaw  
Judith A. Shaw

Dated: May 15, 2024

STATE OF OREGON                    )  
  ) ss.  
County of Deschutes                )

This Statutory Bargain and Sale Deed was acknowledged before me on this 13<sup>th</sup> day of

May, 2024, by Kay K. Bithell.

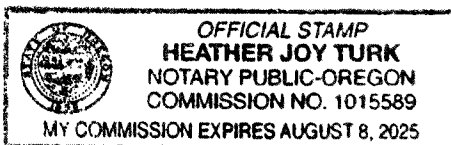


[Signature]  
Notary Public for Oregon

STATE OF OREGON                    )  
  ) ss.  
County of Deschutes                )

This Statutory Bargain and Sale Deed was acknowledged before me on this 15<sup>th</sup> day of

May, 2024, by Judith A. Shaw.



[Signature]  
Notary Public for Oregon

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