

After Recording, return to:  
Bonnie A Lam, Attorney  
111 North Seventh Street  
Klamath Falls, OR 97601

2024-004183  
Klamath County, Oregon



05/24/2024 04:11:50 PM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:  
Kelli J. Painter  
PO Box 673  
Gilchrist, OR 97733

Grantor:  
Kelli J. Painter, Affiant  
Estate of Billy Eugene Painter  
PO Box 673  
Gilchrist, OR 97733

Grantee:  
Kelli J. Painter  
PO Box 673  
Gilchrist, OR 97733

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kelli J. Painter, affiant in small estate of Billy Eugene Painter, Klamath County Case No. 23PB10983, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Kelli J. Painter hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

That portion of the North 880 feet of the NW ¼ SE ¼ lying Northwesterly of the Gilchrist and Co., Ltd., railroad right of way in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

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 \$ 0.00. Per estate matter, Klamath County Case No. 23PB10983.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

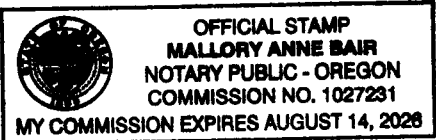
IN WITNESS WHEREOF, the grantor has executed this instrument on said date; if grantor is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

Kelli J. Painter

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Klamath ) ss.

On May 20, 2024 before me, Mallory A. Bair (Name and Title of Officer) personally appeared Kelli J. Painter who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: Aug. 14, 2026

Bonnie Lam  
Returned at Counter

(Seal)