

2024-004280**Klamath County, Oregon**AFTER RECORDING RETURN TO:

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



05/29/2024 02:47:36 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

John R. Bath, Personal Representative of
The Estate of Viletta Jan Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

John R. Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

John R. Bath
13798 E. Langell Valley Rd.
Bonanza, OR 97623

BARGAIN AND SALE DEED

John R. Bath, the personal representative of the Estate of Viletta Jane Bath, hereinafter referred to as grantor, conveys to John R. Bath, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Undivided 1/2 interest in:

Beginning at the Southeast Section Corner of Section 14, in Township 40 South, Range 13 East of the Willamette Meridian; thence N00°35'06"W 2654.67 feet, along the East boundary of said section; thence N89°58'42"W 2602.76 feet, along the North boundary of the SE1/4 of said section, to the centerline of Langell Valley Road; thence S01°04'27"E 1156.43 feet, along the centerline of said road; to the beginning of an 368.04 feet radius curve to the left; thence along said curve a distance of 492.79 feet, the chord of which bears N36°21'28"W 456.79 feet; thence S69°09'44"E 2113.76 feet, along the centerline of West Langell Valley Road; to the beginning of an 537.21 foot radius curve to the right; thence along said curve a distance of 547.82 feet, the chord of which bears N43°38'18"W 524.39 feet; to the point of beginning.

Also Known As: Unsurveyed Parcel 2, Land Partition 26-18 situate in the SE1/4 and the SE1/4 of the SW1/4, of Section 14, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. Recorded October 16, 2018 as Instrument No. 2018-012614.


Property ID: 900048

Map Tax Lot: 4013-01400-00601

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 assets of the Estate of Viletta Jane Bath, Klamath County Circuit Court Case No. 23PB07431.

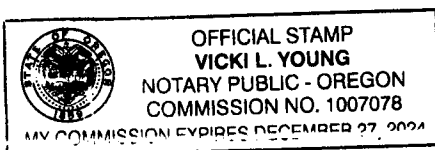
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of May, 2024.

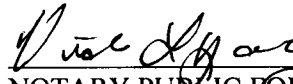
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


John R. Bath, Personal Representative of
The Estate of Viletta Jane Bath

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of May 2024, by
John R. Bath, Personal Representative of the Estate of Viletta Jane Bath.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024