

Returned at Counter

2024-004281
Klamath County, Oregon



05/29/2024 02:48:10 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

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:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 12: N1/2SW1/4 and that portion of S1/2SW1/4 lying North of Miller Creek as now located.

Section 11: That portion of the S1/2SE1/4 lying North of Miller Creek and East of Lost River as now located.

TOGETHER WITH a perpetual non-exclusive easement 20 feet wide for ingress and egress to and from said parcel of real property as follows: The West 20 feet of the W1/2SW1/4 Section 7, Township 40 South, Range 14 E.W.M., extending from the North boundary of the County Road along the South boundary of said Section 7 to the North boundary of Miller Creek Channel across the bridge constructed across same; and the 20 feet adjacent to the North boundary of said Miller Creek Channel extending from the said bridge across said channel West to the East boundary of the SW1/4, Section 12, Township 40 South, Range 13 E.W.M., which said easement shall be appurtenant to and run with grantees' said lands herein conveyed.

Property ID: 629378 & 629396
Map Tax Lot: 4013-00000-02100 & 4013-00000-02600

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

