

2024-004381

Klamath County, Oregon



00329063202400043810020026

05/31/2024 02:47:55 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Alfred W. Case, as Successor Trustee of  
The Donald L. Case Living Trust  
1405 Summers Lane  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Alfred W. Case  
1405 Summers Lane  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Alfred W. Case  
1405 Summers Lane  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**Alfred W. Case, as Successor Trustee of The Donald L. Case Living Trust dated September 6, 1996**, hereinafter referred to as grantor, conveys to **Alfred W. Case** hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 166 of the Southerly Portion of Tracts B and C, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on file in Klamath County, Oregon.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above-described real property.

Map Tax Lot Number: 3606-010CB-03300  
Property ID: 315180

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 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**

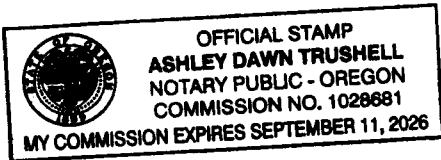
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS 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.

*Alfred W. Case*

Alfred W. Case, as Successor Trustee of The Donald L. Case Living Trust dated September 6, 1996

STATE OF Oregon; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 30 day of May, 2024, by Alfred W. Case, as Successor Trustee of The Donald L. Case Living Trust dated September 6, 1996.



*Ashley Dawn Trushell*

NOTARY PUBLIC FOR OREGON

My Commission expires: 9/11/2026