

Returned at Counter

2024-004669

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00329399202400046690020029

06/10/2024 02:20:22 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Albert Givens, Personal Representative of
The Estate of Edward Leon Givens
P.O. Box 657
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS:

Albert Givens
P.O. Box 657
Keno, OR 97627

SEND TAX STATEMENTS TO:

Albert Givens
P.O. Box 657
Keno, OR 97627

BARGAIN AND SALE DEED

Albert Givens, the personal representative of the Estate of Edward Leon Givens, hereinafter referred to as grantor, conveys to Albert Givens, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 1 Block 18, Second Addition, Klamath River Acres of Oregon, Ltd according to the official plat thereof on file in the records of Klamath County, Oregon.


Lot 4 Block 18, Second Addition, Klamath River Acres of Oregon, Ltd according to the official plat thereof on file in the records of Klamath County, Oregon.

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 Edward Leon Givens, Klamath County Circuit Court Case No. 24PB00282..

IN WITNESS WHEREOF, the grantor has executed this instrument this 5 day of June, 2024.

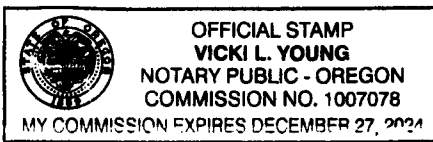
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

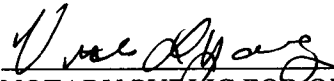
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Albert Givens, Personal Representative of
The Estate of Edward Leon Givens

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of June, 2024, by
Albert Givens, Personal Representative of the Estate of Edward Leon Givens.




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