



THIS SPACE RESERVED FOR RECORDER'S U

2024-005045
Klamath County, Oregon
06/24/2024 10:50:02 AM
Fee: \$87.00

Grantor's Name and Address

Larry C. Heaton Living Trust

5042 Swallow Ct
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Larry C. Heaton Living Trust

Same as above

Until a change is requested all tax statements
shall be sent to the following address:

Trustee of the Larry C. Heaton Living Trust

Same as above

File No. 634550AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Larry C. Heaton, Trustee of the Larry C. Heaton Living Trust, dated January 30, 2006, and Larry C. Heaton, as the Trustee of the Larry C. Heaton Living Trust as restated and amended June 7, 2012, and as amended May 26, 2022, who acquired title as Larry C. Heaton, Trustee of the Larry and Pamela Heaton Trust dated June 22, 2000

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Larry C. Heaton, Trustee of the Larry C. Heaton Living Trust as restated and amended June 7, 2012, and as amended May 26, 2022

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 316 of Replat of Running Y Resort, Phase 4, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is to correct vesting.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 15 day of May, 2024; if a corporate grantor, it has caused its name 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.

Larry C. Heaton Living Trust, dated January 30, 2006

Larry C. Heaton
By: Larry C. Heaton, Trustee

Larry C. Heaton Living Trust as restated and amended June 7, 2012, and as amended May 26, 2022, who acquired title as Larry C. Heaton, Trustee of the Larry and Pamela Heaton Trust dated June 22, 2000

Larry C. Heaton
By: Larry C. Heaton, Trustee

Larry C. Heaton Living Trust as restated and amended June 7, 2012, and as amended May 26, 2022

Larry C. Heaton
By: Larry C. Heaton, Trustee

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Larry C. Heaton as trustee of the Larry C. Heaton Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Jean Coe
Notary Public for the State of Oregon

Residing at Klamath Falls, OR Commission Expires 9/27/2025

