

2024-006292

Klamath County, Oregon



00331315202400062920020025

07/19/2024 11:32:42 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Jason Broesder, Attorney at Law, LLC
770 S. Front Street, Suite 100
Central Point, OR 97502

SEND TAX STATEMENTS TO GRANTEE:
Mallams Family Trust
PO Box 249
Beatty, Oregon 97621

BARGAIN AND SALE DEED

Thomas W. Mallams and Beverly S. Mallams, Grantors, conveys to Thomas William Mallams and Beverly Susan Mallams, Co-Trustees of the Mallams Family Trust, Dated July 16, 2024, Grantees, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Lots 12 and 13, Block 9, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

There is no cash consideration for this transfer.

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, AND 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

BARGAIN AND SALE DEED

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

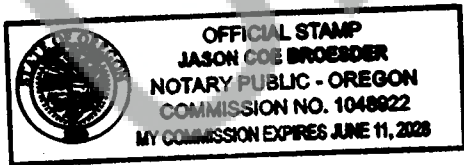
DATED this 16th day of July, 2024.

Thomas W. Mallams
Thomas W. Mallams, Grantor

Beverly S. Mallams
Beverly S. Mallams, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 16th day of July, 2024, personally appeared Thomas W. Mallams and Beverly S. Mallams, before me and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon

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