

2024-006539

Klamath County, Oregon



00331610202400065390020021

07/26/2024 10:50:05 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Mika N. Blain
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Norma L. Baugh, Trustee
5006 S Etna Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 12th day of July 2024, by Grantor, Norma L. Baugh, who conveys to Grantee, Norma L. Baugh, as Trustee of the Norma L. Baugh Revocable Living Trust under Agreement dated July 12, 2024, and her successor trustees, the following described parcel of land and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to wit:

The North 160 feet of Lot 42 of ELMWOOD PARK, saving and excepting therefrom the East 20 feet for roadway purposes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


Klamath County Assessor's Parcel No. R-3909-014BC-00800 and Tax Account No. 572366, and more commonly referred to as 5006 S Etna Street, Klamath Falls, Oregon 97603.

The true and actual consideration 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., estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

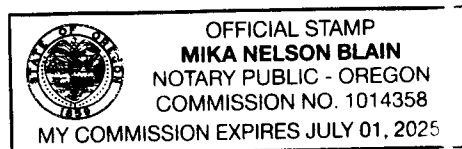
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, Grantor has executed this instrument this 12th day of July 2024.


Norma L. Baugh

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 12, 2024, by Norma L. Baugh.




Notary Public for Oregon
My Commission Expires: 07/01/2025