

2024-006796**Klamath County, Oregon**AFTER RECORDING RETURN TO:

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



00331927202400067960020025

08/05/2024 12:04:09 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Michelle J. Banion as Personal Representative
Of the Estate of Shirley Jean Banion,
Aka Shirley J. Banion
5610 Hart Court
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Michelle Banion
P.O. Box 53
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Michelle Banion
P.O. Box 53
Merrill, OR 97633

BARGAIN AND SALE DEED

Michelle J. Banion, as personal representative of the estate of Shirley Jean Banion, aka Shirley J. Banion, Klamath County Circuit Court Case No. 23PB08406 hereinafter referred to as grantor, conveys to **Michelle Banion**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:

Lot 10, Block 3, Tract No. 1002, LA WANDA HILLS, in the County of Klamath, State of Oregon.

Property ID: 497028
Map Tax Lot: 3908-014C0-02500

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 Shirley Jean Banion, aka Shirley J. Banion, Klamath County Circuit Court Case No. 23PB08406.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of August 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.

Michelle J. Banion

Michelle J. Banion, As Personal Representative of the Estate of Shirley Jean Banion, aka Shirley J. Banion

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of August 2024, by Michelle J. Banion, Personal Representative of the estate of Shirley Jean Banion, aka Shirley J. Banion.

Ashley Dawn Trushell

NOTARY PUBLIC FOR OREGON

My Commission expires: 9/11/2026

