

2024-006820

Klamath County, Oregon



00331954202400068200020029

08/05/2024 02:23:26 PM

Fee: \$87.00

After recording, please return to:

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

Please send tax statements to:

Susan C. Bradski, Successor Trustee
535 Graymont Drive
Santa Rosa CA 95409

BARGAIN AND SALE DEED

Susan C. Bradski, the duly appointed, qualified, and acting personal representative of the probate estate of Frank William Richnak, Deceased, Klamath County Circuit Court Case No. 24PB01656, Grantor, conveys to Susan C. Bradski, in her capacity as Successor Trustee of the Frank W. Richnak Revocable Living Trust Agreement Dated December 4, 2023, and his successor trustees, Grantee, all the estate, right, and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title, and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, in and to the following-described parcel of real property, improvements, and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

That portion of the East half of the West half of the Southeast quarter of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Northerly right of way line of the Sprague River Highway in the County of Klamath, State of Oregon.

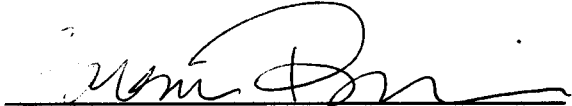
Klamath County Assessor's Parcel No. R-3509-01100-01200; and Property ID #: 252577; and mobile home Property ID# 896015; and commonly referred to as 14915 Sprague River Road, Chiloquin, Oregon 97624.

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., probate estate distribution.

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 *Bargain and Sale Deed – Richnak Estate to Richnak Trust - 1*

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, said Grantor has executed this instrument this 24 day of July 2024.

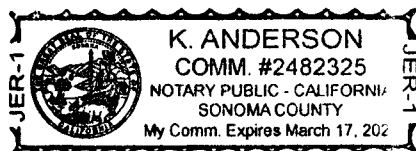

Susan C. Bradski, Personal Representative
of the Estate of Frank W. Richnak

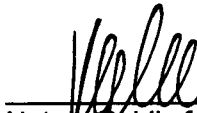
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA, County of Sonoma ss.
On July 24, 2024, before me, K. Anderson, Notary Public, personally appeared Susan C. Bradski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Notary Public for California
My Commission Expires: Mar. 17, 2028