

Returned at Counter

2024-007878

Klamath County, Oregon



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09/09/2024 01:41:20 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Sherry R. Gibson, Claiming Successor
Simple Estate of Travis T. Thompson
7777 Harpold Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Sherry R. Gibson
7777 Harpold Road
Klamath Falls, OR 97603

James G. Thompson
2175 N. Eldorado
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Sherry R. Gibson
7777 Harpold Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

SHERRY R. GIBSON, Claiming Successor of the Simple Estate of Travis T. Thompson, hereinafter referred to as grantor, conveys to **SHERRY R. GIBSON and JAMES G. THOMPSON**, as to an undivided one-half interest each, as tenants in common, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 17, Block 38, Nimrod River Park, 4th Addition, Klamath County, Oregon.

Property ID No.: 326524

Map Tax Lot No.: 3610-001D0-02500

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 the assets of the Simple Estate of Travis T. Thompson, Klamath County Circuit Court Case No. 24PB03608.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of September, 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

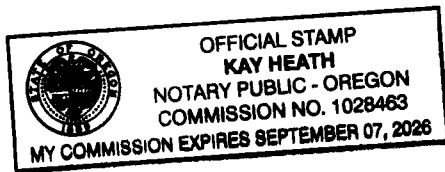
USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

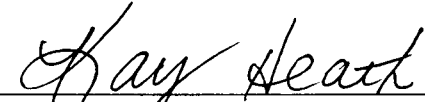
SIMPLE ESTATE OF
TRAVIS T. THOMPSON


Sherry R. Gibson, Claiming Successor

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of September, 2024, by Sherry R. Gibson, Claiming Successor of the Simple Estate of Travis T. Thompson.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026