

Grantor's Name and Address
SHEILA KAY LLEWELLYN, TRUSTEE
DOUGLAS STOCKTON BRAGG AND
EDITH FRANCES BRAGG 2009 TRUST
DATED DECEMBER 11, 2009
PO BOX 306
MERRILL, OREGON 97633

Grantee's Name and Address
PHILIP BRAGG
PO BOX 919
MERRILL, OREGON 97633

After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

**Until requested otherwise,
send all tax statements to:**
PHILIP BRAGG
PO BOX 919
MERRILL, OREGON 97633



00334211202400086620020026

10/04/2024 11:04:37 AM

Fee: \$87.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SHEILA KAY LLEWELLYN, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE DOUGLAS STOCKTON BRAGG AND EDITH FRANCES BRAGG 2009 TRUST DATED DECEMBER 11, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto, PHILIP BRAGG hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 56-97 being Lots 4 and 5 of Tract 1142 – BURKE PLACE, situated in the NE ¼ NE ¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Situs address: 411 Water Street, Klamath Falls, Oregon Account #: 122931

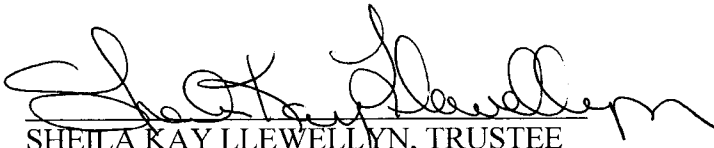
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of July, 2024; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

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

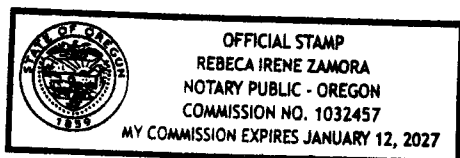


SHEILA KAY LLEWELLYN, TRUSTEE
DOUGLAS STOCKTON BRAGG AND
EDITH FRANCES BRAGG 2009 TRUST
DATED DECEMBER 11, 2009

State of Oregon

County of Klamath

Before me this 30 day of July, 2024, personally appeared SHEILA KAY LLEWELLYN, TRUSTEE UNDER THE DOUGLAS STOCKTON BRAGG AND EDITH FRANCES BRAGG 2009 TRUST DATED DECEMBER 11, 2009, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public of Oregon
My Commission expires: January 12, 2027