

Returned at Counter

2024-008705

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00334260202400087050020023

10/04/2024 03:34:24 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Carl Cecil Shuck, as Claiming Successor
Of the Estate of Patricia Anne Shuck
Aka Anne M. Shuck
5663 Basin View Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Carl Shuck
5663 Basin View Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Carl Shuck
5663 Basin View Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Carl Cecil Shuck, as claiming successor of the Estate of Patricia Anne Shuck, aka Anne M. Shuck, Klamath County Circuit Court Case No. 24PB08954, hereinafter referred to as grantor, conveys to Carl Shuck, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 10 in Block 9 in Tract 1264, Fourth Addition to North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot Number: 3809-035AA-0800
Property ID: 871982

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 Estate of Patricia Anne Shuck, aka Anne M. Shuck, Klamath County Circuit Court Case No. 24PB08954.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of October, 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

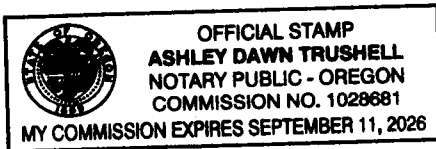
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS 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.

Carl Cecil Shuck

Carl Cecil Shuck, as Claiming Successor of the
Estate of Patricia Anne Shuck, aka Anne M. Shuck

STATE OF Oregon; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4 day of
October, 2024, by Carl Cecil Shuck, as Claiming Successor of the Estate of Patricia Anne Shuck,
aka Anne M. Shuck.



Ashley Dawn Trushell
NOTARY PUBLIC FOR Oregon
My Commission expires: 9/11/2026