

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

2024-008993  
Klamath County, Oregon



10/15/2024 03:10:45 PM

Fee: \$82.00

GRANTOR’S NAME AND ADDRESS:  
Suzanne Anderson, as Personal Representative  
Of the Estate of Larry Ray King  
1540 McClellan Dr.  
Klamath Falls, OR 97603

GRANTEE’S NAME AND ADDRESS:  
Suzanne Anderson  
1540 McClellan Dr.  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Suzanne Anderson  
1540 McClellan Dr.  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Suzanne Anderson, as Personal Representative of the Estate of Larry Ray King, Klamath County Circuit Court Case No. 23PB06972, hereinafter referred to as grantor, conveys to Suzanne Anderson hereinafter referred to as grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:

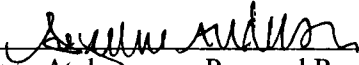
Lots 15, 16, 17 and 18, Block 1 of ST. FRANCIS PARK, Klamath, Oregon.

Property ID: 518568  
Map Tax Lot: 3909-002CA-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.

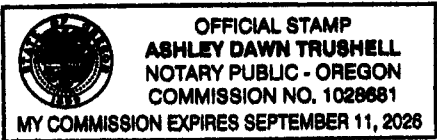
IN WITNESS WHEREOF, the grantor has executed this instrument this 1 day of October 2024.

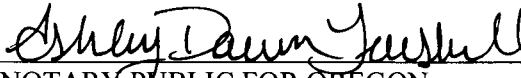
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

  
Suzanne Anderson, as Personal Representative of the Estate of Larry Ray King.

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of October 2024, by Suzanne Anderson, as Personal Representative of the Estate of Larry Ray King.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/11/2026