

2024-009102

Klamath County, Oregon



00334738202400091020020026

10/18/2024 01:50:46 PM

Fee: \$87.00

After recording, return to:

Shirley A. King
12061 SE Sunnycreek Lane
Clackamas, OR 97015

Unless requested otherwise, send all tax statements to:

Shirley A. King
12061 SE Sunnycreek Lane
Clackamas, OR 97015

Bargain and Sale Deed Reserving Life Estate

KNOW ALL BY THESE PRESENTS that I, **Shirley A. King**, a widow, owner of the real property described below, whose address is 12061 SE Sunnycreek Lane, Clackamas, OR 97015 ("**Grantor**") do hereby convey to the Grantor, for the lifetime of the Grantor, and thereafter to the following, in equal shares:

Linda L. Ross, a married woman, as to her sole and separate property, whose address is 1046 CR 4240, Clarksville, TX 75246; **Randall C. King**, a single man, whose address is 362 S 6th Street Lakeview, OR 97630; **Thomas Edwin King**, a married man, as to his sole and separate property, whose address is 59802 S. Hwy 97, Bend, OR 97702; **Kelly Michael King**, a married man, as to his sole and separate property, whose address is 2748 Cassinia Ct, Eugene, OR 97404; **Cynthia F. Davis**, a married woman, as to her sole and separate property, whose address is 12061 SE Sunnycreek Ln, Clackamas, OR 97015; and **Kristina A. King**, a single woman, whose address is 1458 Benton Avenue, Benton, ME 04901, not as tenants in common but as Joint Tenants with the Right of Survivorship ("**Grantees**"),

all of my right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging, situated in the County of Klamath, State of Oregon, described as follows:

Lot 10, Block 1, Tract 1214, Deschutes Land Sales, Unit 2, Klamath County. Located in TWP25S R8E.

Subject to reservations, restrictions and easements of record.

Subject to public utility easements.

Being the same property as conveyed from John M. Schoonover to C. Carl King and Shirley A. King, dated November 22, 1989, and recorded May 4, 1993, in Vol. M93 at Page 9689.

To have as Grantee's own, and to hold for the Grantee's heirs, successors and assigns forever, reserving to the Grantor an estate for the Grantor's lifetime.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSERRING 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 USE 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.

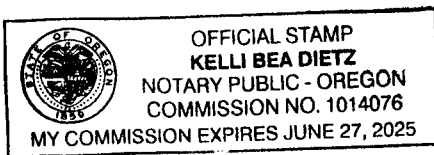
True and accurate consideration paid by the Grantees to the Grantor for this transfer is \$0.00.

Dated this 16th day of October, 2024.

Shirley A. King
Shirley A. King

STATE OF OREGON)
) ss.
County of Clackamas

This instrument was acknowledged before me on the 16th day of October, 2024 by Shirley A. King.



Kelli Dietz
Notary Public for Oregon
My commission expires on: 06/27/2025