

Instrument Returned at Counter

2024-009202
Klamath County, Oregon



00334865202400092020010012

10/22/2024 01:05:14 PM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Cleva Lou Ann Bonser, Trustee of the
Bill and Ann Bonser Trust
1504 Patterson Street
Klamath Falls, OR 97603

Grantor:
C. L. Ann Bonser
1504 Patterson Street
Klamath Falls, OR 97603

Grantee:
Cleva Lou Ann Bonser, Trustee of the
Bill and Ann Bonser Trust
1504 Patterson Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

C. L. Ann Bonser, Grantor, conveys to Cleva Lou Ann Bonser, Trustee of the Bill and Ann Bonser Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Parcel 2 of Land Partition 46-93 being Lot 8, Block 2 of SHASTA VIEW TRACTS situated in the SW 1/4 of the SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Southerly 80 feet of Lot 9 in Block 2 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

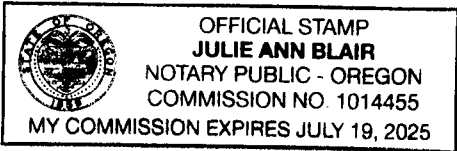
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

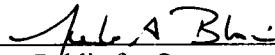
DATED this 18th day of October, 2024.


C. L. Ann Bonser, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 18th day of October, 2024, the above-named C. L. Ann Bonser, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 07/19/2025