



10/30/2024 01:29:58 PM

Fee: \$87.00

**After recording, please return to:**

Mika N. Bair  
Blain Law, LLC  
517 Main Street  
Klamath Falls OR 97601

**Send tax statements to:**

Allen C. Moates, Trustee  
Post Office Box 55  
Midland OR 97634

**BARGAIN AND SALE DEED**

This Bargain and Sale Deed is executed this 31<sup>st</sup> day of October 2024, by Allen Moates, aka Allen Charles Moates, Grantor, who conveys to Allen C. Moates, Trustee of the Allen C. Moates Revocable Living Trust Dated September 23, 2024, including all amendments thereto, and his successor Trustees, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

The E ½ of Lot 9 in Block 1, First Addition to Altamont Acres, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, excepting therefrom the North 5 feet of Said lot 9 taken for widening of Crosby Avenue as shown in Deed Book 362, Page 462, Records of Klamath County, Oregon, and excepting therefrom a parcel of land, situated in the NE¼ SW¼ of Section 3, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, being a portion of the East ½ of Lot 9 Block 1, First Addition to Altamont Acres, a duly recorded subdivision and being more particularly described as follows:

The north 10 feet of the East ½ of said Lot 9, Block 1, First Addition to Altamont Acres, excepting therefrom the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue by Volume 362 at Page 462, Deed Records of Klamath County. Said parcel for road purposes contains 262.5 square feet more or less.

Together with a 1976 Ridgeway MH, X# 141378, VIN #L09R10301 which is situated on the above-described real property.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

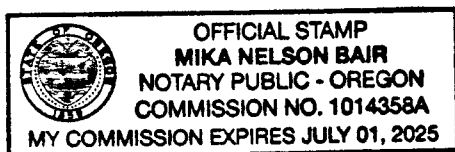
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 7 day of October 2024.

  
Allen Moates, aka Allen Charles Moates

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 7<sup>th</sup>, 2024, by Allen Moates, aka Allen Charles Moates.



  
Notary Public for Oregon  
My Commission Expires: 07/01/2025