

2024-009537

Klamath County, Oregon



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10/31/2024 03:28:39 PM

Fee: \$87.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Shirley N. Pederson, Trustee of the
Shirley Pederson Trust
5612 Sturdivant Avenue
Klamath Falls, OR 97603

Grantor:

Shirley N. Pederson
5612 Sturdivant Avenue
Klamath Falls, OR 97603

Grantee:

Shirley N. Pederson, Trustee of the
Shirley Pederson Trust
5612 Sturdivant Avenue
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Shirley N. Pederson, Grantor, conveys to Shirley N. Pederson, Trustee of the Shirley Pederson Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Lot 2 in Block 10 of FIRST ADDITION TO CYPRESS VILLA, 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,

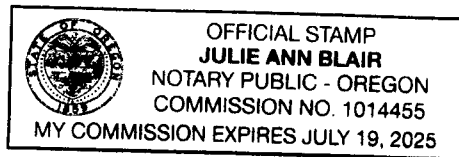
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 11 day of October, 2024.


Shirley N. Pederson, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11th day of October, 2024, the above-named Shirley N. Pederson, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 07/17/2025