

2024-010089

Klamath County, Oregon

11/19/2024 03:58:01 PM

Fee: \$87.00

Recording Requested By:

Jack Davis
515 East Main St.
Ashland, OR 97520

When Recorded Return To:

Jack Davis
515 E. Main Street
Ashland, OR 97520

Mail Tax Statements To:

Nikki Cotton
1716 Santa Maria Road
Carpinteria, CA 93013

(This Space for Recorder's Use)

BARGAIN AND SALE DEED

Nikki Cotton, in her personal capacity and as Trustee of the Cotton Family Trust dated June 21, 2004, conveys to Nikki Cotton, Trustee of the Nikki R. Cotton Revocable Trust, an undivided 5/6 interest in that certain cabin and all improvements on Lot 5, Block C, Lake of the Woods Recreation Unit. It is understood that the land on which this cabin is situated is owned by the U.S. Forest Service and this conveyance includes the Lessee's interest in a long term ground lease for this Lot.

This conveyance is being made for Estate planning purposes and there is no pecuniary consideration for this transfer.

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, AND 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

DAVIS, HEARN, ANDERSON & SELVIG
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482 3111 FAX (541) 488 4455
www.davishearn.com

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this ^{November} 7 day of ~~October~~, 2024.

hcs

Nikki Cotton

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ^{§§} Santa Barbara

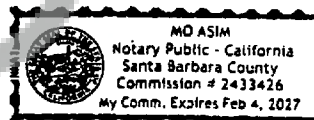
On November 07, 2024 before me, (here insert name and title of the officer), personally appeared NIKKI R. COTTON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

hcs

Notary Public Signature



Notary Public Seal

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