

2024-010315

Klamath County, Oregon

11/27/2024 08:26:01 AM

Fee: \$87.00

**AFTER RECORDING RETURN TO AND SEND
ALL TAX STATEMENTS TO:**

Jeffrey Adams
29125 Loma Chiquita Road
Los Gatos, CA 95033

BARGAIN AND SALE DEED

DEBORAH L. DURHAM, Successor Trustee, of the Article VI Deceased Grantor's Trust established under the John D. Adams and Stella Maxine Adams Revocable Living Trust Agreement dated October 12, 2000 Grantor, conveys to Jeffrey Adams, Grantee, the real property located in Klamath County Oregon that is described as follows:

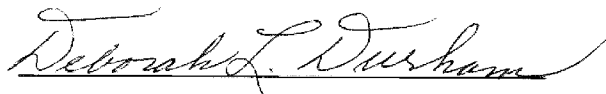
Lot 14, Block 16, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100.

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 FORESTING 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: 11-25-2024

DEBORAH L. DURHAM, Successor Trustee, of the Article VI Deceased Grantor's Trust established under the John D. Adams and Stella Maxine Adams Revocable Living Trust Agreement dated October 12, 2000.



By: DEBORAH L. DURHAM ETAL

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (RCW 42.44.100)

State of Washington

County of

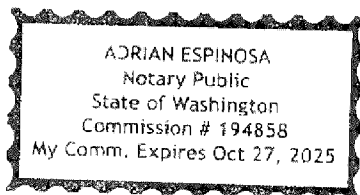
Chelan

} ss.

I certify that I know or have satisfactory evidence that Deborah Durham
Name of Signer

is the person who appeared before me, and said
person acknowledged that he/she signed this
instrument and acknowledged it to be his/her free
and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: Nov 25th, 2024
Month/Day/Year



Adrian Espinosa
Signature of Notarizing Officer

Notary
Title (Such as "Notary Public")

My appointment expires

OCT 27, 2025
Month/Day/Year of Appointment Expiration

Place Notary Seal Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 11-25-24 Number of Pages: 1

Signer(s) Other Than Named Above: _____

**Right Thumbprint
of Signer**

Top of thumb here