

MAIL TAX STATEMENTS TO:

Linda R. Westbrook, Trustee
Allen and Linda Westbrook Trust
Allen D. Westbrook Bypass Trust
50186 Collar Drive
La Pine, Oregon 97739

AFTER RECORDING RETURN TO:

Jeffrey G. Moore, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, Oregon 97308-0470

STATUTORY BARGAIN AND SALE DEED

Linda Westbrook, Trustee of the Allen and Linda Westbrook Trust dated November 1, 2018, and any amendments thereto, Grantor, conveys to Linda R. Westbrook, Trustee of the Allen D. Westbrook Bypass Trust, Grantee, an undivided one-half (1/2) interest as tenant in common in the following described real property situated in the County of Klamath, State of Oregon:

Lot 2, Block 4, Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, together with any liens or encumbrances of record in Klamath County records.

This deed is executed as a result of ***Allen D. Westbrook's*** death on December 21, 2023, and pursuant to the terms of the ***Allen and Linda Westbrook Trust dated November 1, 2018***. The true and actual consideration for this conveyance is ZERO Dollars (\$0). The death certificate for ***Allen D. Westbrook*** was recorded in the Klamath County real property records on October 11, 2024 as Document No. 2024-008918.

The following is the notice as required by Oregon law: "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

STATUTORY BARGAIN AND SALE DEED (139844 PINE CREEK LOOP (APN R147291), CRESCENT LAKE, KLAMATH CO., OR – TO BYPASS TRUST (50%))

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