

**After recording, return to:**

Matthew G. Matrisciano  
MGM Law Firm LLC  
160 NW Irving Ave. Suite 101  
Bend, OR 97703

[The Above Space Reserved for Recorder's Use]

**Until a change is requested, send tax statements to:**

Ellen Berling, Trustee  
1114 Fred Mahn Rd  
La Pine, OR 97739

**BARGAIN AND SALE DEED**

ELLEN BERLING, a widowed woman, as Grantor, conveys to Ellen Berling, Trustee of the Berling Living Trust dated October 24, 1991, as Grantee, the following real property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF

Also known as 1114 Fred Mahn Rd, La Pine, Oregon

For Informational purposes: Tax Account #126795; Map/Taxlot 2309-01300-01400

The true consideration for this conveyance is none ("estate planning purposes").

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 21<sup>st</sup> day of January, 2025.

GRANTOR:

Ellen Berling  
Ellen Berling

STATE OF OREGON                     )  
   ) ss.  
County of DESCHUTES             )

On January 21, 2025, the above-named Ellen Berling personally appeared  
before me and acknowledged the foregoing instrument to be her voluntary act and deed.

Gay Mary Fletcher  
Notary Public for the State of Oregon

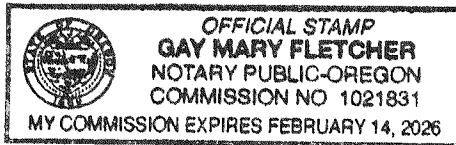


EXHIBIT A  
Legal Description

The SW 1/4 SW 1/4 NE 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING property deeded to Klamath County in Volume M81 page 728, and Volume M81 page 731, all Deed records of Klamath County, Oregon.