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02/11/2025 12:09:31 PM Fee: \$82.00

Grantor: Lee Anne M. Burk
Claiming Successor

Grantee: Lee Anne M. Burk

Send Tax Statements to: 5503 Balsam Dr.,
Klamath Falls, OR 97601

After recording return to: Grantee

BARGAIN AND SALE DEED

Lee Anne M. Burk as the Claiming Successor of the Estate of Sandra Evelin Morehead, aka Sandra E. Morehead, deceased, Klamath County Circuit Court Case No. 24PB07249 convey to Lee Anne M. Burk , all that real property situated in Klamath County, Oregon, described as follows:

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North and parallel to the West line of the Southeast quarter of the Northwest quarter of said Section 12 a distance of 660 feet; thence West and parallel to the South line of said Southeast quarter of the Northwest quarter of Section 12 a distance of 165 feet; thence South and parallel to the West line of said Southeast quarter of the Northwest quarter of said Section 12 a distance of 660 feet; thence East on the East and West center Section line of said Section 12 a distance of 165 feet to the place and beginning, containing 2 ½ acres, more or less. SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of Balsam Drive.

THIS INSTRUMENT WILL 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 APPROVED USES.

The true and actual consideration for this conveyance is the distribution of the Estate.

DATED: February 4th, 2025

/s/ Lee Anne M. Burk
Lee Anne M. Burk, Claiming Successor

STATE OF OREGON)
County of Klamath) ss:

On the 4th of February, 2025 personally appeared the above named Lee Anne M. Burk and acknowledged the above instrument to be her voluntary act and deed as Affiant and Claiming Successor of the Sandra Evelin Morehead Estate.

Subscribed and sworn to before me February 4th, 2025.

/s/ Stacy Ellingson
Notary Public for Oregon, Commission Expires: 7/23/2027

