

2025-000944

Klamath County, Oregon

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Mika N. Bair
Bair Law, LLC
517 Main Street
Klamath Falls OR 97601

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Fee: \$92.00

Send tax statements to:

David Allen Cacka
9557 Arant Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

David Allen Cacka, the duly appointed, qualified, and acting personal representative of the probate estate of Leona Mae Cacka, Deceased, Klamath County, Oregon Circuit Court Case No. 24PB07220, Grantor, conveys to David Allen Cacka, Grantee, all the estate, right, and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title, and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, in and to the following-described parcels of real property, improvements, and appurtenances thereon, in the County of Klamath, State of Oregon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Assessor's Map No. 4111-01600-01000

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., probate estate distribution. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 355, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, said Grantor has executed this instrument on the 31 day of January 2025.


David Allen Cacka

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 31st, 2025, by David Allen Cacka in his capacity as personal representative of the probate estate of Leona Mae Cacka, Deceased.




Notary Public for Oregon
My Commission Expires: 07/01/2025

EXHIBIT "A"

A tract of land in Government Lots 7, 14, 15, 18, and 19 in Section 16, Township 41 South, Range 11 East of the Willamette Meridian, according to the public survey shown by the plat examined and approved by Surveyor General of Oregon on March 17, 1917, bounded on the westerly side by the Klamath Project J-L-B lateral, on the northwesterly side by the Klamath Project J-L lateral and on the northeasterly side by the Klamath Project J-L-A lateral as said laterals were conveyed to U.S.A. by deed from J. Frank Adams, dated March 13, 1924, recorded March 14, 1924, in Vol. 63 at page 527, Deed Records of Klamath County, Oregon; and bounded on the southerly side by the southerly line of said Section 16.

SUBJECT TO: (1) Rights of way of record or apparent on the land; (2) Contracts, water rights, taxes and assessments of Klamath Project and the Klamath Irrigation District; (3) Right of the public in and to any portion of said premises lying within roads and hiways; (4) Provisions and reservations, if any, contained in the patent covering the land; (5) Pumping agreement between Leonard R. McNeill and Hazel M. McNeill, husband and wife, and Lloyd E. Lisk and Marjorie Lisk, husband and wife, dated Sept. 21, 1950 in Vol. 242 at page 218 of Deed Records of Klamath County, Oregon; (6) Mortgage against the property in favor of the Federal Land Bank of Spokane dated May 31, 1961 recorded June 2, 1961 in Vol. 202 at page 407 of Mortgage Records of Klamath County, Oregon, executed to secure payment of a promissory note, which indebtedness in the principal amount of \$13,168.54, with interest thereon from January 1, 1965, Buyers assume and agree to pay; and (7) Acreage and use limitations under U.S. Statutes and regulations issued thereunder.

Assessor's Map No. 4111-01600-01000