

2025-000945

Klamath County, Oregon

Returned at Counter



00338470202500009450020029

02/12/2025 10:52:04 AM

Fee: \$87.00

After recording, please return to:

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

Send tax statements to:

Cynthia Jo Hoffman
20408 NE Bridlewood Road
Battle Ground WA 98604

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 Cynthia Jo Hoffman, 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, to-wit:

The West half of Lot Eleven (11), Lot Twelve (12), Lot Thirteen(13), and Lot Thirty Eight (38), all in Section 13, Township 41 South of Range 11 East of the Willamette Meridian in Klamath County, Oregon.

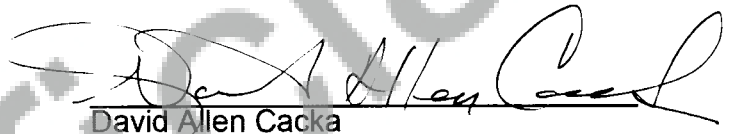
Klamath County Assessor's Map No. 4111-01300-00900

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 855, 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 3, 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