

**2025-001481**  
**Klamath County, Oregon**



00339133202500014810020021

03/03/2025 09:48:28 AM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Parks & Ratliff, P.C.  
 620 Main Street  
 Klamath Falls OR 97601

**GRANTOR'S NAME AND ADDRESS:**

Bruce P. Carlton, Successor Trustee of the  
 Carlton Family Trust, u.a.d. May 14, 1991  
 Restated April 23, 2019  
 P.O. Box 13  
 Keno, OR 97627

**GRANTEE'S NAME AND ADDRESS:**

Bruce P. Carlton and  
 Peggy Jo Carlton  
 P.O. Box 13  
 Keno, OR 97627

**SEND TAX STATEMENTS TO:**

Bruce P. Carlton and  
 Peggy Jo Carlton  
 P.O. Box 13  
 Keno, OR 97627

**BARGAIN AND SALE DEED**

Bruce P. Carlton, Successor Trustee of the Carlton Family Trust, u.a.d. May 14, 1991, Restated April 23, 2019 hereinafter referred to as grantor, conveys to Bruce P. Carlton and Peggy Jo Carlton, husband and wife, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 5 Block 17 of Second Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID: 488323  
 Map Tax Lot: 3907-025D0-04000

The true and actual consideration paid 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. distribution from the Carlton Family Trust, u.a.d. May 14, 1991, Restated April 23, 2019.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25<sup>th</sup> day of February, 2025.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Bruce P. Carlton

Bruce P. Carlton, Successor Trustee of the  
Carlton Family Trust, u.a.d. May 14, 1991,  
Restated April 23, 2019

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25<sup>th</sup> day of February, 2025, by Bruce P. Carlton, Successor Trustee of the Carlton Family Trust, u.a.d. May 14, 1991, Restated April 23, 2019.

Vicki L. Young

NOTARY PUBLIC FOR OREGON

My Commission expires: 12-5-28

