

2025-003771

Klamath County, Oregon

05/20/2025 01:55:01 PM

Fee: \$92.00

Karen A. Bailey

1134 Grant St.

Klamath Falls, OR 97601

Grantor's Name and Address

Karen A. Bailey, Trustee of the Karen A. Bailey Trust, executed
December 20,2004, and any amendments thereto

1134 Grant St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Karen A. Bailey, Trustee of the Karen A. Bailey Trust, executed
December 20,2004, and any amendments thereto

1134 Grant St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Karen A. Bailey, Trustee of the Karen A. Bailey Trust, executed
December 20,2004, and any amendments thereto

1134 Grant St.

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Karen A. Bailey,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Karen A. Bailey, Trustee of the Karen A. Bailey Trust, executed December 20,2004, and any amendments thereto,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath,** State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 20th day of May, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Karen A. Bailey

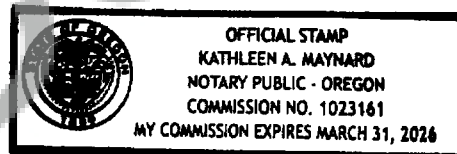
State of Oregon} ss
County of Klamath}

On this 20th day of May, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Karen A. Bailey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



LEGAL DESCRIPTION
EXHIBIT "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of Lot 8 in Block 60 in Nichols Addition to the City of Klamath Falls, Oregon; thence at right angles in a Southeasterly direction to Grant Street 120 feet; thence Southwesterly and parallel to Grant Street 43 1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southerly line of Grant Street 43 1/3 feet to the Point of Beginning, being the Northeasterly 43 1/3 feet of lot 8 in Block 60 of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 3809-029DC-02300