

Returned at Counter

2025-004120

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



06/02/2025 09:36:31 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Eric Webb, Claiming Success of the
Estate of Dennis Neil Webb
49202 24th Ave.
New River, AZ 85087

GRANTEE'S NAME AND ADDRESS:

Diane C. Roberts and Eric J. Webb,
Successor Co-Trustees of The Dennis
Neil Webb Trust, dated April 18, 2022
49202 24th Ave.
New River, AZ 85087

SEND TAX STATEMENTS TO:

Diane C. Roberts and Eric J. Webb,
Successor Co-Trustees of The Dennis
Neil Webb Trust, dated April 18, 2022
49202 24th Ave.
New River, AZ 85087

BARGAIN AND SALE DEED

Eric Webb, the claiming successor of the Estate of Dennis Neil Webb hereinafter referred to as grantor, conveys to Diane C. Roberts and Eric J. Webb, Successor Co-Trustees of The Dennis Neil Webb Trust, dated April 18, 2022, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at the Northeast corner of the NE 1/4 NE 1/4, Section 20, Township 36 South, Range 13 East of the Willamette Meridian and running thence West 800 feet along the North line of said section; thence South, parallel to the East line of said section to the Northerly line of Highway #66; thence Easterly along the North line of said Highway to the East line of said section; thence North along the Easterly line of said section to the point of beginning.

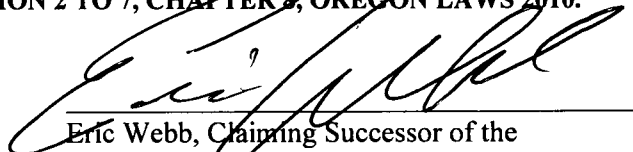
Property ID: 359668
Map Tax Lot: 3613-02000-00100

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 of asset of the Estate of Dennis Neil Webb, Klamath County Circuit Court Case No. 25PB04403.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of May, 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.


Eric Webb, Claiming Successor of the
Estate of Dennis Neil Webb

STATE OF ARIZONA; County of Maricopa) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13 day of May 2025, by
Eric Webb, Claiming Successor of the Estate of Dennis Neil Webb.


NOTARY PUBLIC FOR ARIZONA
My Commission expires: JULY 11, 2028

