

2025-004287

Klamath County, Oregon

06/05/2025 02:18:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Jennifer Woodhouse
Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1900
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Mirande Joint Trust
1290 Wild Plum Drive
Klamath Falls, Oregon 97601

**STATUTORY BARGAIN AND SALE DEED
(Oregon)**

KARRI K. MIRANDE (“Grantor”) conveys to RAUL A. MIRANDE and KARRI K. MIRANDE, Trustees of the MIRANDE JOINT TRUST, created under agreement dated March 29, 2024, and any amendments thereto (“Grantee”), the following described real property:

The real property described on the Exhibit A attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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.

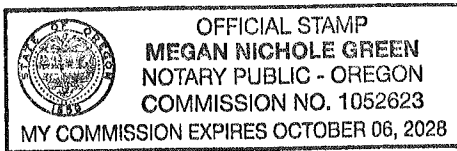
DATED: 5/7, 2025.

GRANTOR:

Karri K. Mirande
KARRI K. MIRANDE

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me this 7 day of May, 2025, by
KARRI K. MIRANDE.



Megan Nichole Green
NOTARY PUBLIC FOR OREGON
My Commission Expires: October 6, 2028

Document Description This certificate is attached to page 2 of a Statutory Bargain and Sale Deed,
dated May 7, 2025, consisting of 3 pages.

EXHIBIT A

Legal Description of Property

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

Lot 236 and Lot 250, RUNNING Y RESORT PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APNs: 882680, 882607