2025-005111

Klamath County, Oregon

06/26/2025 10:14:01 AM

Fee: \$87.00

After recording return to: Wolfsong Law PC 9900 SW Wilshire St. Suite #100 Portland, Oregon 97225

Until a change is requested, mail all future property tax statements to: Kari J. Lundgren, Trustee 2504 Hawkins St. Klamath Falls, Oregon 97601

## STATUTORY BARGAIN AND SALE DEED

Kari J. Lundgren, who took title as.Kari Lundgren, Grantor, conveys to Kari J. Lundgren, Trustee, or her successors in interest, of the Kari J. Lundgren Trust dated June 26, 2025, and any amendments thereto, Grantee, all of the Grantor's interest in the following real property, legally described as follows:

THE SOUTHERLY 65 FEET OF LOTS 11 AND 12, BLOCK 7, BUENA VISTA ADDITION, TOGETHER WITH THE VACATED 16 FEET OF OREGON AVENUE ADJACENT TO LOTS 11 AND 12 OF BLOCK 7, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel No. 435112; Map/Tax Lot: 3809-019CC-05300

Commonly known as: 2504 Hawkins St., Klamath Falls, Oregon 97601

The true and actual consideration for this conveyance is: None. Conveyance for estate planning purposes.

Subject to all encumbrances of record on the title as of the date of this conveyance.

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

DATED June 26, 2025

Karı J. Lyndgren, Grant

STATE OF OREGON

) ss.

County of Washington

The foregoing instrument was acknowledged before me on June 26, 2025, by Kari J. Lundgren, Grantor.

OFFICIAL STAMP
ELIZABETH TORRALBA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024676
MY COMMISSION EXPIRES MAY 12, 2026

Stary Public of Oregon