

2025-005751

Klamath County, Oregon



00344321202500057510010018

07/07/2025 10:55:09 AM

Fee: \$87.00

After recording, return to:
Robert Snyder, Attorney at Law
P. O. Box 486
Sweet Home, OR 97386

Send tax statements to:
Larry Keith Pruitt, Trustee
1675 Dogwood Street
Sweet Home, OR 97386

STATUTORY BARGAIN AND SALE DEED

LARRY KEITH PRUITT, Grantor, conveys to LARRY KEITH PRUITT, Trustee of the LARRY KEITH PRUITT LIVING TRUST dated July 2, 2025, Grantee, the following described real property:

Account # R151775 Klamath County TWP 24 Range 9, block section 8, Tract POR
S2NE4 LY W of Little Deschutes River, acres 16.25

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.


The true and actual consideration for this conveyance is the benefit to be derived from said trust by the Grantor. There is no monetary consideration for this transfer.

Dated this 2nd day of July, 2025.


LARRY KEITH PRUITT

STATE OF OREGON)
) ss.
County of LINN)

Personally appeared on July 2, 2025 the above named LARRY KEITH PRUITT and acknowledged the foregoing instrument to be his voluntary act.
BEFORE ME:


Notary Public for Oregon
My Commission Expires: 10/20/26

