

2025-007321

Klamath County, Oregon

08/19/2025 12:15:02 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:
J Walker Rural Prop LLC
27325 Ligurta Lane
Wellton, AZ 85356

STATUTORY BARGAIN AND SALE DEED

JOHN R. WALKER, Trustee of The J&B WALKER TRUST dated January 12, 2002 as Restated on October 13, 2014 ("**Grantor**"), conveys to J WALKER RURAL PROP LLC, an Arizona limited liability company ("**Grantee**"), the following described real property:

Parcels 1 and 2 of Land Partition 87-07, being a replat of Parcels 1 and 2 of "Land Partition 28-06", situated in the SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian and recorded December 10, 2010 in Volume 2010-014042, Microfilm Records of Klamath County, Oregon.

Commonly known as: 304 Willow Street, Merrill, Oregon 97633.

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: May 8, 2025.

GRANTOR:

John R. Walker
JOHN R. WALKER, Trustee
The J&B WALKER TRUST dated January 12,
2002 as Restated on October 13, 2014

STATE OF ARIZONA)
County of Yuma) ss.
)

On this 8 day of May, 2025, before me personally appeared JOHN R. WALKER, Trustee of The J&B WALKER TRUST dated January 12, 2002 as Restated on October 13, 2014, whose identity was proven to me on the basis of satisfactory evidence to be the person who they claim to be, and acknowledged that they signed the above document.

Cecilia Cisneros
NOTARY PUBLIC

