

After Recording, return to:  
Bonnie A Lam, Attorney  
111 North Seventh Street  
Klamath Falls, OR 97601

2025-007457  
Klamath County, Oregon



08/22/2025 09:21:36 AM Fee: \$87.00

Until requested otherwise, send all  
tax statements to:  
Shawn Smith  
Estate of Kevin Marc Smith  
2541 Malabar Ave #3  
Santa Clara, CA 95051

Grantor:  
Shawn M. Smith, Affiant/Personal Representative  
Estate of Billie Charlene Smith  
2541 Malabar Ave #3  
Santa Clara, CA 95051

Grantee:  
Shawn M. Smith, Personal Representative  
Estate of Kevin Marc Smith  
2541 Malabar Ave #3  
Santa Clara CA 95051

BARGAIN AND SALE DEED

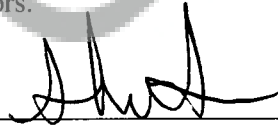
KNOW ALL BY THESE PRESENTS that Shawn Smith, affiant and personal representative of the estate of Billie Charlene Smith, Klamath County Case No25PB01343, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Shawn M. Smith, personal representative of the Estate Kevin Marc Smith, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

Land Partition 7-19, being a Replat of Parcel 3 of Land Partition 43-95 as adjusted per property line adjustment 22-95, situated in Government lot 1, NE ¼ Section 7, Township 40 South, Range 8 East Willamette Meridian, Klamath County, Oregon, Survey completed on the 4<sup>th</sup> of March 2020. Recorded July 17, 2020, as instrument no. 2020-008780, Klamath County,  
And more particularly described as Parcel 2 of Land Partition 7-19.

(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

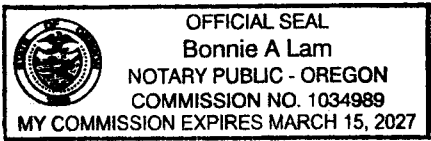
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. Per estate matter, Klamath County Case No. 25PB01343.  
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


IN WITNESS WHEREOF, the grantor has executed this instrument on said date; if grantor is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Shawn Smith  
Affiant/Personal Representative

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Klamath ) ss.  
On 8/21/2025 before me, Bonnie A. Lam (Name and Title of  
Officer) personally appeared Shawn Smith who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3/15/2027