

2025-010616

Klamath County, Oregon

Returned at Counter



00350039202500106160020023

11/26/2025 04:02:32 PM

Fee: \$92.00

recording, please return to:

Mika N. Bair
Bair Law, LLC
628 Main Street
Klamath Falls OR 97601

Send tax statements to:

Paul Allen Barker, Trustee
Anselma Barker, Trustee
970 Wild Plum Drive
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 24 day of November 2025, by Paul A. Barker and Anselma O. Barker, husband and wife, Grantors, who convey to Paul Allen Barker and Anselma Barker, as Co-Trustees of the Paul and Anselma Barker Joint Revocable Trust UAD November 24, 2025, including all amendments thereto, and their successor Trustees, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

Lot 8 in Block 6, of Lynnewood First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Klamath County Assessor's Account No. R-3808-025DD-06700 and
Tax Account No. 426587

More commonly referred to as 970 Wild Plum Drive, Klamath Falls,
Oregon 97601.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND BARGAIN AND SALE DEED - Page 1 of 2 (Wild Plum Drive)

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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

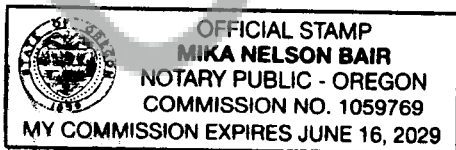
IN WITNESS WHEREOF, said Grantors have executed this instrument this 24 day of November 2025.



Paul A. Barker


Anselma O. Barker

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 24, 2025, by Paul A. Barker and Anselma O. Barker.




Notary Public for Oregon
My Commission Expires: 6/16/2029