

Returned at Counter

2025-010619

Klamath County, Oregon



00350042202500106190020022

11/26/2025 04:02:32 PM

Fee: \$92.00

**After 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

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 24<sup>TH</sup> day of November 2025, by Paul A. Barker and Anselma 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 parcels of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

Lots 1, 2, 3, 4, and 5 in Block 24 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-032BA-09000 and Tax Account No. 410219

More commonly referred to as 336 Roosevelt Street, 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 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

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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.

[Redacted Signature]

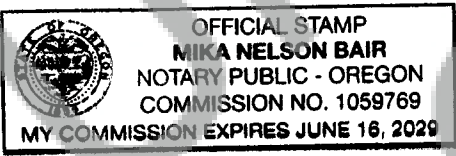
Paul A. Barker

[Redacted Signature]

Anselma Barker

STATE OF OREGON, County of Klamath) ss.

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



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