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2026-003193

Klamath County, Oregon



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04/10/2026 03:27:10 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenbergl LLC
6500 S Macadam Ave, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

Timothy E. Profitt
32326 Choptie Road
Chiloquin OR 97624

9880 SE I Hwy
Dunneville OR
97754

BARGAIN AND SALE DEED

TIMOTHY E. PROFITT, the duly appointed, qualified, and acting personal representative of the Estate of Mary Frances Wolf, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 22PB04472, **GRANTOR**, for the consideration hereinafter stated, conveys unto TIMOTHY E. PROFITT and DAVID BURTON, **GRANTEE**, all that real property situated in the County of Klamath, State of Oregon, described as follows:

Lot 10, Lock 1, Tract No. 1055 SADDLE MOUNTAIN
ESTATES, in the County of Klamath, State of Oregon

(commonly known as: 34394 Elde Street, Chiloquin, Oregon, 97624)

The true consideration for this conveyance is pursuant to General Judgment of Distribution dated July 12, 2023, in the above-referenced estate.

DATED this 31 day of Aug, 2023.



Timothy E. Profitt, Personal Representative of the
Estate of Mary Frances Wolf

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.

STATE OF OREGON)
County of Crook) ss. [REDACTED]
~~Klamath~~)

The above-named Timothy E. Profitt personally appeared before me on this 19th day of September, 2023, and acknowledged the foregoing instrument to be his voluntary act and deed as Personal Representative of the Estate of Mary Frances Wolf.



Julie Grossmeyer

Notary Public for Oregon