

2026-003593

Klamath County, Oregon

Returned at Counter



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04/23/2026 04:05:40 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:**

David Allen Colson, Trustee  
Victoria Ruth Colson, Trustee  
10173 Beck Drive  
Santee CA 92071

**BARGAIN AND SALE DEED**

Arthur D. Colson and Eleanor R. Wilmot, as Co-Successor Trustees of the Colson Family Living Trust Dated September 8, 1987 (as Amended), and their successors in Trust, Grantors, convey unto David Allen Colson and Victoria Ruth Colson, Trustees of the David Allen Colson and Victoria Ruth Colson Revocable Living Trust, Dated May 19, 2006, as Amended, Grantees, all of the Grantors' interest in that unimproved real property situate in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1: Lot 17, Block 22, of Section 6, Township 36 South, Range 13 E., W.M., Sprague River Valley Acres, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3613-006CO-01200 / Tax Acct. No. R361913

Parcel No. 2: Lot 25, Block 22, of Section 6, Township 36 South, Range 13 E., W.M., Sprague River Valley Acres, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3613-006CO-01100 / Tax Acct. No. R361904

The true and actual consideration for this transfer is inheritance-estate distribution. 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 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 as shown below.

[Redacted Signature]

Arthur D. Colson, Co-Successor Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA, County of Kern) ss.

On April 8<sup>th</sup>, 2026, before me, Jessica Rogers, Notary Public, personally appeared Arthur D. Colson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Redacted Signature]  
Notary Public for California  
My Commission Expires: 11/09/2026



[Redacted Signature]

Eleanor R. Wilmot, Co-Successor Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA, County of San Diego) ss.

On 04/08/26, 2026, before me, Jennifer Anne Smith, Notary Public, personally appeared Eleanor R. Wilmot, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Redacted Signature]  
Notary Public for California  
My Commission Expires: 09/17/2028

