

2015-002830

Klamath County, Oregon



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03/31/2015 11:26:30 AM

Fee: \$57.00

**BARGAIN AND SALE DEED  
CREATING TENANCY IN COMMON  
AND  
CONVEYING RESULTING INTERESTS TO TRUSTEE**

**GRANTORS' NAME & ADDRESS:**

Robert P. Doss  
Elke F. Doss  
177 Starflower Way  
Merlin, OR 97532

**UNTIL A CHANGE IS REQUESTED ALL  
TAX STATEMENTS SHALL BE SENT TO:**

Robert P. Doss, Trustee  
Elke F. Doss, Trustee  
177 Starflower Way  
Merlin, OR 97532

**GRANTEES' NAME & ADDRESS:**

Robert P. Doss, Trustee  
Elke F. Doss, Trustee  
177 Starflower Way  
Merlin, OR 97532

**AFTER RECORDING RETURN TO:**

Kathi Holmbeck  
James Holmbeck Kirchoff LLC  
130 NW D Street  
Grants Pass, OR 97526

**CONSIDERATION:**

The true and actual consideration paid for this transfer (being Conveyances 1, 2, 3 and 4), stated in terms of dollars, is NONE. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration. (The said consideration includes but is not limited to the love and affection each individual as a grantor bears the other as an individual grantee, and also includes the accomplishment of the conveyances herein for the estate planning purposes of the two persons named herein.)

**GRANTORS:** The following are Grantors herein:

Grantor No. 1: Robert P. Doss and Elke F. Doss  
Grantor No. 2: Robert P. Doss  
Grantor No. 3: Elke F. Doss

**GRANTEES:** The following are Grantees herein:

- Grantee No. 1: Robert P. Doss  
Grantee No. 2: Elke F. Doss  
Grantee No. 3: Trustee of the Robert P. and Elke F. Doss Trust, which Trustee is Robert P. Doss and Elke F. Doss, and any Successor Trustees of said Trust, which Trust has been created pursuant to the "Robert P. and Elke F. Doss Trust Agreement" of March 24, 2015, and the assigns of any said Trustee and of any Successor Trustee of said trust.

**PROPERTY:**

The "Property" conveyed hereby is that real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described below:

a. Vacant Lot, Chiloquin, OR

That portion of the N 1/2 of the S 1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N 1/2 of the S 1/2 of said Section 4, 745 feet West of the Southwest corner of Lot 1, Block 5, (Idlerest) which point is the Southwest corner thereof; thence North 719.8 feet, more or less, parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 375 feet parallel to the North line of the N 1/2 of the South 1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West 375 feet along the South line of the N 1/2 of the S 1/2 of said Section 4, to the point of beginning.

b. 46722 Glendale St., Chiloquin, OR

That portion of the N 1/2 of the S 1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N 1/2 of the S 1/2 of said Section 4, 1180 feet West of the Southwest corner of Lot 1, Block 5, (IDLEREST) which point is the Southwest corner thereof; thence North 719.8 feet, more or less, parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 435 feet parallel to the North line of the N 1/2 of the S 1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence

West 435 feet along the South line of the N 1/2 of the S 1/2 of said Section 4, to the point of beginning.

#### **CONVEYANCES:**

The following conveyances are hereby made, with Conveyances No. 1 and No. 2 being made concurrently with each other, and immediately thereafter, Conveyances No. 3 and No. 4 being made concurrently with each other:

Conveyance No. 1: Grantor No. 1 does hereby grant, bargain, sell and convey an undivided one-half interest in the Property to Grantee No. 1, and to the heirs and assigns of Grantee No. 1, with the purpose and effect of this Conveyance No. 1 and of Conveyance No. 2, below, to create a tenancy in common between Grantee No. 1 and Grantee No. 2 in the Property.

Conveyance No. 2: Grantor No. 1 does hereby grant, bargain, sell and convey an undivided one-half interest in the Property to Grantee No. 2, and to the heirs and assigns of Grantee No. 2, with the purpose and effect of this Conveyance No. 2 and of Conveyance No. 1, above, to create a tenancy in common between Grantee No. 1 and Grantee No. 2 in the Property.

Conveyance No. 3: Grantor No. 2, having received as Grantee No. 1 the one-half interest in the Property pursuant to Conveyance No. 1, does hereby grant, bargain, sell and convey to Grantee No. 3 the said one-half interest of Grantor No. 2 in the Property.

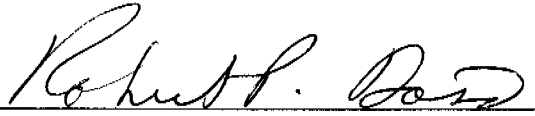
Conveyance No. 4: Grantor No. 3, having received as Grantee No. 2 the one-half interest in the Property pursuant to Conveyance No. 2, does hereby grant, bargain, sell and convey to Grantee No. 3 the said one-half interest of Grantor No. 3 in the Property.

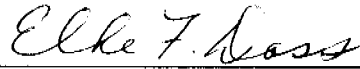
#### **STATEMENT REQUIRED BY ORS 93.040:**

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24 day of  
March, 2015.

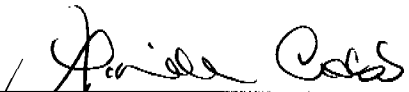
  
Robert P. Doss

  
Elke F. Doss

STATE OF OREGON     )  
                                  :SS.  
County of Josephine     )

This instrument was acknowledged before me on this 24 day of March, 2015, by  
Robert P. Doss and Elke F. Doss.



  
Notary Public for Oregon