

2017-013883

Klamath County, Oregon



00214250201700138830020026

12/05/2017 02:52:53 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Gina Marie Sticklen, aka Gina M. Sticklen
5323 Shasta Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Deborah Ann Wallace
9480 Buesing Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

GINA MARIE STICKLEN, aka GINA M. STICKLEN, hereinafter referred to as grantor, conveys to **DEBORAH ANN WALLACE, TRUSTEE OF THE GINA MARIE IRREVOCABLE SPENDTHRIFT TRUST, dated December 4, 2017**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the W½ of Tract 64, FAIR ACRES SUBDIVISION NO. 1, more particularly described as follows:

Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of Shasta Way a distance of 156.5 feet from the Southwest corner of said Tract 64; thence West along the North boundary of Shasta Way a distance of 71.5 feet to an iron pin; thence North parallel with the West boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence East parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.

Property ID No.: R450504

Map Tax Lot No. : R-3809-035DC-01600-000

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

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IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of December, 2017.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Gina Marie Sticklen

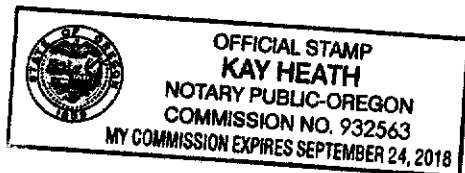
Gina Marie Sticklen, aka

Gina M. Sticklen

Gina M. Sticklen

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4 day of December, 2017, by Gina Marie Sticklen, aka Gina M. Sticklen.



Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires: 9-24-18