

2020-011790

Klamath County, Oregon



00265713202000117900010016

09/16/2020 02:30:13 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

William C. Ferguson, Trustee of the
Ferguson Trust u.a.d. 6/6/1997
18834 East Galates St.
Azusa, CA 91702

GRANTEE'S NAME AND ADDRESS:

William C. Ferguson and
Carol A. Ferguson, Trustees of the
William and Carol Ferguson Family Trust
u.a.d. 8/10/2017
18834 East Galates St.
Azusa, CA 91702

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

William C. Ferguson, Trustee of the Ferguson Trust u.a.d. 6/8/1997 hereinafter referred to as grantor, conveys to William C. Ferguson and Carol A. Ferguson, Trustees of the William and Carol Ferguson Family Trust u.a.d. 8/10/2017, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

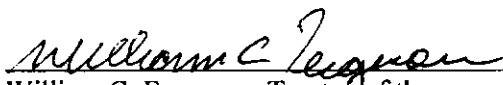
1/2 interest in real property located in the Modoc Point/Chiloquin area of Klamath County, Oregon, more particularly described as follows:

Lot 15, Block 6, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk or Klamath County, Oregon.

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. estate planning purposes.

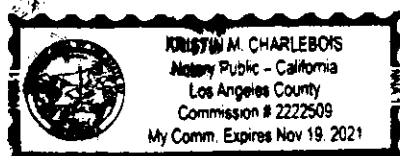
IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of August, 20.

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.


William C. Ferguson, Trustee of the
Ferguson Trust, u.a.d. 6/6/1997

STATE OF CALIFORNIA; County of Los Angeles) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24th day of August, 2020, by William C. Ferguson, Trustee of the Ferguson Trust, u.a.d. 6/6/1997.




NOTARY PUBLIC FOR CALIFORNIA
My Commission expires: