

2021-000276

Klamath County, Oregon



00271933202100002760040041

01/08/2021 12:01:04 PM

Fee: \$97.00

Send tax statements to:

No Change

After recording, return to:

Strohman Ford, LLC

1400 Executive Parkway, Suite 300

Eugene, OR 97401

CORRECTING CERTIFICATE FOR BARGAIN AND SALE DEED

Pursuant to the provisions of ORS 205.244, this Correcting Certificate is rerecorded at the request of Strohman Ford, LLC to correct the legal description previously recorded on December 24, 2020, as instrument # 2020-016851.

Instrument # 2020-016176 was recorded on December 11, 2020 and had an incorrect legal description. On December 24, 2020, instrument # 2020-016851 was recorded to correct the legal description with a new legal description included as Exhibit A. That legal description was also incorrect. This rerecording strikes the incorrect legal description in Exhibit A and includes the correct legal description immediately below the stricken legal description.

The true consideration for this conveyance was, upon initial recording, and continues to be zero.

GRANTOR:

Janice L. Poole

1800 Lakewood Ct. #40

Eugene, OR 97402

GRANTEES:

Janice L. Poole trustee of the Janice Poole Trust

1800 Lakewood Ct. #40

Eugene, OR 97402

2020-016851

Klamath County, Oregon

Send tax statements to:

No Change



00271305202000168510030037

12/24/2020 11:24:02 AM

Fee: \$92.00

After recording, return to:

Strohman Ford, LLC

1400 Executive Parkway, Suite 300

Eugene, OR 97401

CORRECTING CERTIFICATE FOR BARGAIN AND SALE DEED

Pursuant to the provisions of ORS 205.244, this Correcting Certificate is rerecorded at the request of Strohman Ford, LLC to correct the legal description previously recorded on December 11, 2020, as instrument # 2020-016176. The incorrect legal is lined out on the original deed and the correct legal description is attached as Exhibit A.

The true consideration for this conveyance was, upon initial recording, and continues to be zero.

GRANTOR:

Janice L. Poole

1800 Lakewood Ct. #40

Eugene, OR 97402

GRANTEES:

Janice L. Poole trustee of the Janice Poole Trust

1800 Lakewood Ct. #40

Eugene, OR 97402



12/11/2020 12:55:24 PM

Fee: \$82.00

After recording return to:
Strohman Ford, LLC
1400 Executive Parkway, Suite 300
Eugene, Oregon 97401

Send Tax Statements to:
No Change

BARGAIN AND SALE DEED

Janice L. Poole, Grantor, conveys to Janice L. Poole, as Trustee of the Janice Poole Trust dated December 8, 2020, Grantee, the following-described real property in Klamath County, Oregon:

~~The North One-Half of the Southeast One-Quarter of the Southwest One-Quarter of the Northwest One-Quarter (N1/2, SE1/4, SW1/4, NW1/4) of Section 19, Township 25 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon. Subject to reservations and restrictions of record.. Subject to a thirty foot (30ft.) wide easement on the East boundary, and a fifteen foot (15ft.) wide easement on the North boundary for mutual roadway use.~~
SEE ATTACHED EXHIBIT A.

Address: 129048 Monk Lane, Crescent Lake, OR 97733
Map & Tax Lot No.: 2508-01900-01600; Tax Account No.: 160916

Janice L. Poole acquired title with her husband as Donald B. & Janice L. Poole. Donald B. Poole is deceased and a death certificate has been recorded in 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 part of the consideration. This transfer is for estate planning purposes to a revocable grantor-type trust.

In construing this deed where the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to entities and individuals.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly does not relieve Grantor of any liability or obligations under this instrument, but merely defines the scope, nature, and amount of such liability or obligations.

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.

DATED: December 8, 2020

GRANTOR:

Janice L. Poole

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on December 8, 2020, the above-named Janice L. Poole and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon

EXHIBIT A: LEGAL DESCRIPTION

~~W ¼ N ¼ S ¼ NW ¼ Section 19, Township 25, Range 8, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

W ½, N ½, S ½, SW ¼, NW ¼ Section 19, Township 25, Range 8, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.