

2021-002694

Klamath County, Oregon



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02/23/2021 11:58:54 AM

Fee: \$87.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
HEISER LAW CORPORATION
949 N. Center Street, Suite A
Stockton, California 95202-1327

MAIL TAX STATEMENTS TO GRANTEE AT:
8150 Bunn Road
Bonanza, Oregon 97623

8150 Bunn Road, Bonanza, OR
APN R-3912-03300-00100-000

TRUST TRANSFER DEED

The undersigned grant(s) declare(s):

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CALLIE GILCHRIST-
RAAB, an unmarried woman, whose address is 8150 Bunn Road, Bonanza, OR 97623,

hereby GRANTS to CALLIE GILCHRIST/RAAB, Trustee of the C.P. GILCHRIST/RAAB TRUST,
dated 2/8/, 2021, whose address is 8150 Bunn Road, Bonanza, OR 97623,

all of her right, title and interest in the real property in the County of Klamath, State of Oregon,
described as:

All that real property situated in the NE 1/4 of Section 33, Township 39 South, Range 12 East of the
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Section 33, Township 39 South, Range 12 East of the
Willamette Meridian; thence South on the section line 1239.2 feet; thence North 35°10' West 530.2
feet; thence North 10°20' West 817.3 feet, more or less, to the North boundary of said Section 33;
thence East on said boundary 451.3 feet, more or less, to the point of beginning. This tract of land is
that part of the NE 1/4 of the NE 1/4 of Section 33 which lies East of Wolf Flat Drain. EXCEPTING
that portion conveyed to the United States of America by instruments recorded in Book 69 at page
267 and in Book 69 at page 271, Deed records..

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

Dated: 2/8, 2021

Callie S. Raab
CALLIE GILCHRIST-RAAB

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 OREGON

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)ss.

COUNTY OF KLAMATH

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This 8 day of February, 2021 before me, Mary Schiefelbein, a Notary Public, personally appeared CALLIE GILCHRIST-RAAB, 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, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Mary Elizabeth Schiefelbein

