

2021-002696

Klamath County, Oregon



00274581202100026960020023

02/23/2021 11:59:29 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

7006 Ruth Court, Klamath Falls, OR
APN R-3909-013AA-03900-000

7112 Ruth Court, Klamath Falls, OR TRUST TRANSFER DEED
APN R-3909-013AA-04000-000

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
REVOCABLE TRUST, dated 2/8/21, 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:

LOTS 26 AND 27, BLOCK 1, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is \$0.00.

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, 2021

Callie Gilchrist 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

This 8 day of February, 2021 before me, Mary Schiefelbein, 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

