

2021-005089

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00277283202100050890020022

04/05/2021 10:13:37 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

James Holcomb and
Victoria Holcomb
P.O. Box 386
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS:

James Richard Holcomb and
Victoria Mariano Holcombe, trustees of
The Holcomb Family Trust, u.a.d
P.O. Box 386
Keno, OR 97627

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

James Holcomb and Victoria Holcomb hereinafter referred to as grantor, conveys to James Richard Holcomb and Victoria Mariano Holcomb, trustees of The Holcomb Family Trust, u.a.d. April 1, 2021, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 11 and 12 of Block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

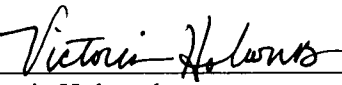
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (i.e. estate planning purposes).

IN WITNESS WHEREOF, the grantor has executed this instrument this 41 day of April, 2021.

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,

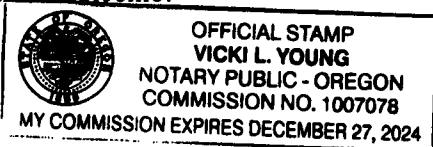
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

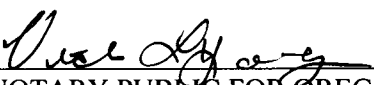

James Holcomb


Victoria Holcomb

STATE OF OREGON; County of Klamath) ss.

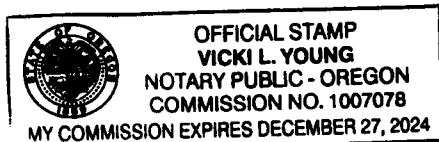
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1st day of April 2021, by
James Holcomb.

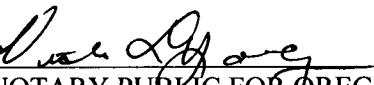



NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1st day of April 2021, by
Victoria Holcomb.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024