

2021-009931**Klamath County, Oregon**

06/25/2021 10:38:00 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Amrock LLC

662 Woodward Avenue

Detroit, MI 48226

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

RALPH E. HOLCOMB and SHERIE D. HOLCOMB

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

RALPH E. HOLCOMB and SHERIE D. HOLCOMB, Trustees, or their successors in trust under the HOLCOMB LIVING TRUST dated March 30, 2010 and any amendments thereto

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Ralph E. Holcomb & Sherie D. Holcomb

515 Crestdale Way

Klamath Falls, OR 97603-3993

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(c)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Ralph E. Holcomb & Sherie D. Holcomb
515 Crestdale Way
Klamath Falls, OR 97603-3993

Return To:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Order Number:
69434163
6835377

STATUTORY BARGAIN AND SALE DEED

RALPH E. HOLCOMB and SHERIE D. HOLCOMB, Trustees, or their successors in trust under the HOLCOMB LIVING TRUST dated March 30, 2010 and any amendments thereto, Grantors, convey to RALPH E. HOLCOMB and SHERIE D. HOLCOMB, husband and wife, Grantees, the following-described real property located in Klamath County, Oregon:

LOTS 5 AND 6 IN BLOCK 10, TRACT NO. 1152, NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 515 Crestdale Way, Klamath Falls, OR 97603-3993

Parcel ID: 3809-035AA-03800

The true and actual consideration for this conveyance is: Zero Dollars (\$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, 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.

[SPACE INTENTIONALLY LEFT BLANK]



The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Ralph E. Holcomb, Trustee
RALPH E. HOLCOMB, Trustee, or their successors in
trust under the HOLCOMB LIVING TRUST dated
March 30, 2010 and any amendments thereto

Sherie D. Holcomb Trustee
SHERIE D. HOLCOMB, Trustee, or their successors in
trust under the HOLCOMB LIVING TRUST dated
March 30, 2010 and any amendments thereto

Date: 2/9/2021

State of OR)
County of Klamath) ss.

On the 9th day of Feb, 2021, personally appeared before me the above-named **RALPH E. HOLCOMB** and **SHERIE D. HOLCOMB**, Trustees, or their successors in trust under the **HOLCOMB LIVING TRUST** dated March 30, 2010 and any amendments thereto, who declared the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public – State of OR