

2021-015673

Klamath County, Oregon

After recording return to:

Strohman Ford, LLC
1400 Executive Parkway, Suite 300
Eugene, Oregon 97401



00289281202100156730020028

10/18/2021 01:37:47 PM

Fee: \$87.00

Send Tax Statements to:

Wayne R. Toney and Sheri L. Toney
8739 Enclid St. NE
Salem, OR 97305

BARGAIN AND SALE DEED

Sheri L. Toney, Trustee of the Trust of E. James Fulk, Grantor, conveys to Wayne R. Toney and Sheri L. Toney, as tenants by the entirety, Grantee, the following-described real property located in Klamath County, Oregon:

Lot 17, Block 8, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Address: 10411 Chinquapin Drive, Crescent Lake, Oregon 97733
Map & Tax Lot No.: 2607-001A0-00900
Tax Account No.: 162647

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. This is an inheritance. Eckel James Fulk, the settlor of the Trust of E. James Fulk, died December 24, 2020, and Sheri L. Toney is now serving as the sole Trustee of the Trust of E. James Fulk.

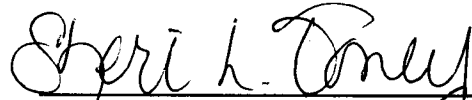
In construing this deed where the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to entities and individuals.

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: October 7, 2021.

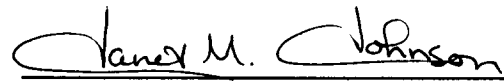
GRANTOR:



Sheri L. Toney, Trustee
Trust of E. James Fulk

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on October 7, 2021, the above-named Sheri L. Toney and acknowledged the foregoing instrument to be her voluntary act and deed as Trustee of the Trust of E. James Fulk.



Notary Public for Oregon

