

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



515031AM

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Sharon A. GerhartAddress: 11239 Miracle Dr.City, ST Zip: Klamath Falls, OR 97601**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Sharon A. Gerhart

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Sharon A. Gerhart, Trustee of the Sharon A. Gerhart 1998 Living Trust

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A**2022-000800****Klamath County, Oregon**

01/20/2022 12:03:01 PM

Fee: \$92.00

This document is being re-recorded at the request of Amerititle to correct the vesting of the Grantee previously recorded in Vol. M98, Page 7411

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SHARON A. GERHART, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the SHARON A. GERHART 1998 LIVING TRUST, hereinafter called Grantee, and unto Grantee's beneficiaries, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 9, BLOCK 1 of TRACT NO. 1165  
MIRACLE MANOR

To Have and to Hold the same unto the said Grantee and Grantee's beneficiaries forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is OTHER CONSIDERATION. This is a transfer for estate planning purposes.

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

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 6 day of February, 1998, if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

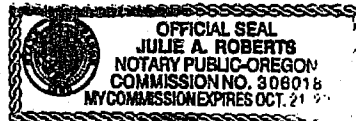
Sharon A. Gerhart

STATE OF OREGON )  
 ) SS  
County of KLAMATH )

This instrument was acknowledged before me on the 6<sup>th</sup> day of February, 1998 by  
Sharon Gerhart

Julie A. Roberts  
Notary Public for Oregon  
My Commission Expires: 10/21/01

After recording, return to:  
Larry and Sharon Gerhart  
11239 Miracle Drive  
Klamath Falls, Oregon 97603  
Until a change is requested,  
mail tax statements to:  
Larry and Sharon Gerhart  
11239 Miracle Drive  
Klamath Falls, Oregon 97603



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the 9<sup>th</sup> day  
of March A.D., 19 98 at 10:47 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 7411.

FEE \$30.00

By Bernetha G. Letch, County Clerk  
Kathleen Ross



State of Oregon  
County of Klamath

Whereby certify that instrument #1998-007411,  
recorded on 1/1/1998, consisting of 1 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Michelle Long, Klamath County Clerk

Date: December 21st, 2021

Samantha Gardner  
Samantha Gardner

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LOT 9, BLOCK 1 of TRACT NO. 1165  
MIRACLE MANOR

To Have and to Hold the same unto the said Grantee and Grantee's beneficiaries forever.

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FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross

State of Oregon  
County of Klamath  
I hereby certify that instrument #1998-007411,  
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is a correct copy as it appears on record at the  
Klamath County Clerk's office.  
Shelle Long, Klamath County Clerk  
Date: December 21st, 2021  
Samantha Gardner  
Samantha Gardner