

Returned at Counter

2022-001891
Klamath County, Oregon



00295463202200018910020028

02/14/2022 01:47:23 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Richard J. Vierra
P. O. Box 876
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Nathan J. Ratliff, Trustee of the
Rail Splitter Revocable Investment Trust
P. O. Box 989
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Rail Splitter Revocable Investment Trust
P. O. Box 989
Chiloquin, OR 97624

BARGAIN AND SALE DEED

RICHARD J. VIERRA, hereinafter referred to as grantor, conveys to **NATHAN J. RATLIFF, TRUSTEE OF THE RAIL SPLITTER REVOCABLE INVESTMENT TRUST**, uad 04-11-18, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1 OF MAJOR PARTITION 56-91, IN THE S1/2NW1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FILED FEBRUARY 28, 1992 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Account: 275883

Map & Tax Lot: 3511-02700-00500

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of February, 2022.

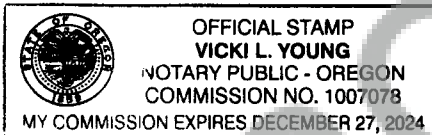
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

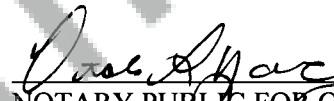
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS 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.


Richard J. Vierra

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11th day of February, 2022, by Richard J. Vierra.




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