

**AFTER RECORDING RETURN TO:**  
Law Offices of Nay & Friedenberg LLC  
6500 S Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**2022-002887**

Klamath County, Oregon

03/08/2022 11:42:02 AM

Fee: \$87.00

**SEND TAX STATEMENTS TO:**  
Sylvia M. Rosandich, Trustee  
8827 East Langell Valley Road  
Bonanza, OR 97623

## **BARGAIN AND SALE DEED**

SYLVIA M. ROSANDICH, (formerly Sylvia Earp), on behalf of RE RANCH, **GRANTOR**, for the consideration hereinafter stated, conveys unto SYLVIA M. ROSANDICH, TRUSTEE, RE RANCH FAMILY TRUST DATED October 18, 2021, **GRANTEE**, the following real property situated in the County of Klamath, State of Oregon, described as follows:

The West ½ of the Northeast ¼ of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Excepting the Westerly 22 feet of that portion of the SW 1/4 NE 1/4, Section 33, Township 39 South, Range 12 lying SW of the East Langell Valley Road.

(commonly known as: 8827 East Langell Valley Road, Bonanza, OR 97623)

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration. This is a transfer by Grantor to a revocable living trust for the benefit of the Grantor.

**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 this 3<sup>rd</sup> day of March, 2022.

  
SYLVIA M. ROSANDICH (formerly  
Sylvia Earp)

STATE OF OREGON                    )  
County of Klamath                ) ss.

Personally appeared before me this 3<sup>rd</sup> day of March, 2022, SYLVIA M. ROSANDICH (formerly Sylvia Earp), who acknowledged that she is the sole remaining partner of RE RANCH and authorized to convey on behalf of the entity, and that she executed the foregoing instrument by authority of an in behalf of said business, and as her voluntary act.



  
Notary Public for Oregon