

2022-002888
Klamath County, Oregon

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



03/08/2022 11:42:44 AM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:
Edward Medina, II and Cathy Medina, H&W
1945 Etna Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:
Edward Angel Medina, Jr., and
Catherine Rose Medina, Trustees of the
Edward Angel Medina, Jr., and
Catherine Rose Medina Revocable Living
Trust, uad March 7, 2022
1945 Etna Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
No change

BARGAIN AND SALE DEED

EDWARD MEDINA, II, and CATHY MEDINA, husband and wife, hereinafter referred to as grantor, conveys to **EDWARD ANGEL MEDINA, JR., and CATHERINE ROSE MEDINA, TRUSTEES OF THE EDWARD ANGEL MEDINA, JR., AND CATHERINE ROSE MEDINA REVOCABLE LIVING TRUST, uad March 7, 2022**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

(The legal description is fully set out on Exhibit "A" attached hereto and incorporated herein by reference.)

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 7 day of March, 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.

Edward Medina II
Edward Medina, II
Cathy Medina
Cathy Medina

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7 day of March, 2022,
by Edward Medina, II, and Cathy Medina.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-2022

EXHIBIT "A"

Attached to and made a part of that certain Bargain and Sale Deed wherein Edward Medina, II, and Cathy Medina, H&W are grantor, and Edward Angel Medina, Jr., and Catherine Rose Medina, Trustees of the Edward Angel Medina Jr., and Catherine Rose Medina Revocable Living Trust, uad March 7, 2022, are grantee.

PROPERTY DESCRIPTION

The real property subject to this deed is located at 1945 Etna Avenue, Klamath Falls, OR, 97603, and is described as follows:

The North 100 feet of Lot 9 in Block 4 of Pleasant View Tracts, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 516132

Map Tax Lot No.: 3909-002BB-09300