

2022-004420
Klamath County, Oregon



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04/06/2022 02:35:13 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

James Victor Ricks and Sonja Joanne Ricks,
Trustees of the James & Sonja Ricks Trust
6012 Coopers Hawk Road
Klamath Falls, OR 97601

Grantors:

James V. Ricks and Sonja J. Ricks
6012 Coopers Hawk Road
Klamath Falls, OR 97601

Grantee:

James Victor Ricks and Sonja Joanne Ricks,
Trustees of the James & Sonja Ricks Trust
6012 Coopers Hawk Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

James V. Ricks and Sonja J. Ricks, husband and wife, Grantors, convey to James Victor Ricks and Sonja Joanne Ricks, Trustees of the James & Sonja Ricks Trust dated March 22, 2022, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

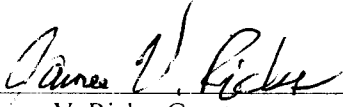
Lot 258, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

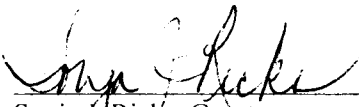
The true and actual consideration for this transfer is \$0.00.

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.

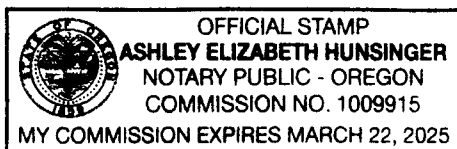
DATED this 4th day of April, 2022.

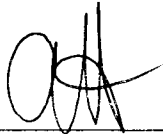

James V. Ricks, Grantor


Sonja J. Ricks, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 4th day of April, 2022, the above-named James V. Ricks and Sonja J. Ricks, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 3/22/25