

2022-005760

Klamath County, Oregon



00299852202200057600020022

05/05/2022 02:10:44 PM

Fee: \$87.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

JENNIFER J. MEADE-LETSCH, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE
OPAL J. MEADE LIVING TRUST DATED DECEMBER 2, 2009

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

JENNIFER J. MEADE-LETSCH

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

JENNIFER J. MEADE-LETSCH

5025 COTTAGE AVENUE

KLAMATH FALLS, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____
KLAMATH COUNTY ASSESSOR _____ TO CORRECT THE LEGAL
DESCRIPTION AND THE GRANTORS NAME LIVING "TRUST".
PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 2022-004690."

2022-004690

Klamath County, Oregon



00298628202200046900010010

04/13/2022 01:40:05 PM

Fee: \$82.00

Grantor's Name and Address

JENNIFER J. MEADE-LETSCH, TRUSTEE
OPAL J. MEADE LIVING TRUST
DATED DECEMBER 2, 2009
5025 COTTAGE AVENUE
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

JENNIFER J. MEADE-LETSCH
5025 COTTAGE AVENUE
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JENNIFER J. MEADE-LETSCH
5025 COTTAGE AVENUE
KLAMATH FALLS, OREGON 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JENNIFER J. MEADE-LETSCH, ^{*TRUST}TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE OPAL J. MEADE LIVING DATED DECEMBER 2, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey *all its right, title and interest* unto JENNIFER J. MEADE-LETSCH, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The East 95 feet of
Tract No. 137 of PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon.

Address: 5025 Cottage Ave., Klamath Falls, OR

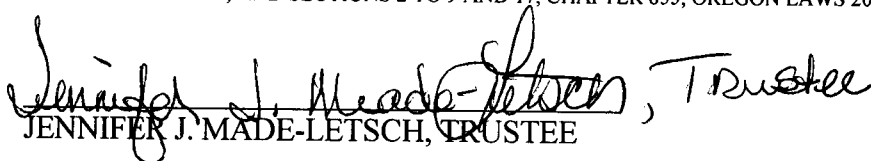
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of March, 2022; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

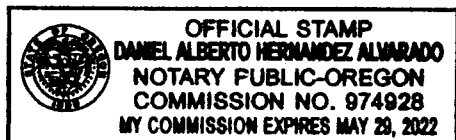
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

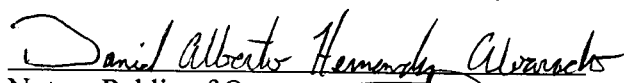

JENNIFER J. MEADE-LETSCH, TRUSTEE

State of Oregon

County of Klamath

Before me this 28th day of March, 2022, personally appeared JENNIFER J. MEADE-LETSCH, TRUSTEE, UNDER THE OPAL J. MEADE LIVING DATED DECEMBER 2, 2009, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public of Oregon
My Commission expires: May 29, 2022