

2022-006421

Klamath County, Oregon

05/20/2022 11:41:01 AM

Fee: \$92.00

**BARGAIN AND SALE DEED**

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**Recording Information Required by ORS 205.234**

1. Name of Transaction: Bargain and Sale Deed
2. Name of Parties:  
Grantor: Lonnie L. Stringer and Carla D. Stringer,  
Co-Trustees of the Carla D. Stringer  
Family Trust dated April 15, 2004,  
as to an undivided one half (1/2) interest,  
and Lonnie L. Stringer and Carla D.  
Stringer, Co-Trustees of the Lonnie L.  
Stringer Family Trust dated April 15, 2004,  
as to an undivided one half (1/2) interest as  
tenants in common  
  
Grantee: Staci L. Gregory
3. Person to Whom Documents to be Returned: Hamilton W. Budge, Jr.  
PO Box 10567  
Eugene, OR 97440
4. True and Actual Consideration: Other than Money
5. Please Send Tax Statements to: Staci L. Gregory  
320 Big Bend Road  
Roseburg, OR 97471  
  
Tax Account No. 163405
6. Information Required by ORS 205.125: N/A

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KNOW ALL PERSONS BY THESE PRESENTS, that Lonnie L. Stringer and Carla D. Stringer, Co-Trustees of the Carla D. Stringer Family Trust dated April 15, 2004, as to an undivided one half (1/2) interest, and Lonnie L. Stringer and Carla D. Stringer, Co-Trustees of the Lonnie L. Stringer Family Trust dated April 15, 2004, as to an undivided one half (1/2) interest as tenants in common, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Staci L. Gregory, hereinafter called the Grantee, does hereby grant, bargain, transfer and convey unto the said Grantee and Grantee's heirs, successors and assigns, Grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 7, Tract 1042 Two Rivers North, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, subject to all encumbrances, easements, reservations and restrictions of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of May, 2022.

The Carla D. Stringer Family Trust  
Dated April 15, 2004

By: Lonnie L. Stringer  
Lonnie L. Stringer  
Co-Trustee

By: Carla D. Stringer  
Carla D. Stringer  
Co-Trustee

The Lonnie L. Stringer Family Trust  
dated April 15, 2004

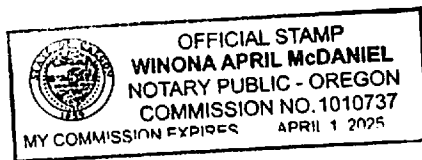
By: Lonnie L. Stringer  
Lonnie L. Stringer  
Co-Trustee

By: Carla D. Stringer  
Carla D. Stringer  
Co-Trustee

STATE OF OREGON           )  
  : ss.  
County of Lane                )

May 19, 2022

Personally appeared the above-named Lonnie L. Stringer, as Co-Trustee of the Carla D. Stringer Family Trust dated April 15, 2004, and as Co-Trustee of the Lonnie L. Stringer Family Trust dated April 15, 2004, who acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

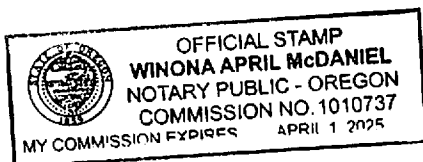


Win McDaniel  
Notary Public for Oregon

STATE OF OREGON           )  
  : ss.  
County of Lane                )

May 19, 2022

Personally appeared the above-named Carla D. Stringer, as Co-Trustee of the Carla D. Stringer Family Trust dated April 15, 2004, and as Co-Trustee of the Lonnie L. Stringer Family Trust dated April 15, 2004, who acknowledged the foregoing instrument to be her voluntary act and deed. Before me.



Win McDaniel  
Notary Public for Oregon