

2022-008105
Klamath County, Oregon



00302530202200081050020029

07/01/2022 10:16:24 AM

Fee: \$87.00

at o'clock M. and recorded in

2022-009123

Klamath County, Oregon



00303717202200091230020024

07/26/2022 10:16:04 AM

Fee: \$87.00

Name

Title

By , Deputy.

James L. Richards Revocable Trust
4035 Hegg St.
San Diego, CA 92115
Grantor's Name and Address
Ashley Richards
105 Quail Rd.
Longmont, CO 80501
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Ashley Richards
105 Quail Rd.
Longmont, CO 80501
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Ashley Richards
105 Quail Rd.
Longmont, CO 80501

Space Reserved
for
Recorder's Use

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James L. Richards Revocable Trust
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ashley Richards

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:

Re-recording at the request of the grantee to correct the grantor name on the previously recorded BSD 2022-8105.

* James L. Richards, Trustee of the James L. Richards Revocable Trust, dated November 16, 2001.

Tax Account No. 80067

Map Tax Lot No. 2-3107-001A0-05000-000

Block 2, Lot 16 in Mt. Slott Meadows subdivision
Tract no. 1027, As per map recorded in the office of said
county recorder.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 (0 dollars).

(here comply with the requirements of ORS 93.930)

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 on June 27, 2022: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of 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, 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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James L. Richards
James L. Richards
June 27, 2022

STATE OF OREGON, County of _____) ss.

On _____, 20____, personally appeared before me, _____, the above named _____

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public of Oregon

My commission expires: _____

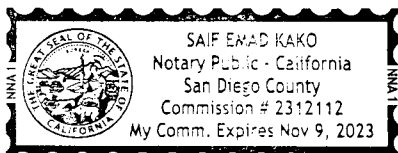
CALIFORNIA ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn June 27, 2022 before me, Saif Emad Kako
Date Here Insert Name and Title of the Officerpersonally appeared James L. Richards
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____