

2022-013037

Klamath County, Oregon



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11/03/2022 02:45:15 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Paul B. Ross
13625 Highway 39
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Kelly McCall and Mary I. Hernandez,
Co-Trustees of the PWX Revocable Trust,
dated November 1, 2022
c/o Kelly McCall
1995 Proctor Rd.
Mosier, OR 97040

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

PAUL B. ROSS, hereinafter referred to as grantor, conveys to **KELLY McCALL AND MARY I. HERNANDEZ, CO-TRUSTEES OF THE PWX REVOCABLE TRUST**, Dated **November 1, 2022**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 13 in Block 7 of First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 564776
Map Tax Lot No.: 3909-012CC-04600

SUBJECT TO: Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

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 1 day of November, 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

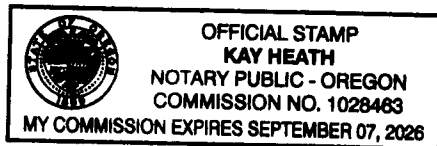
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Paul B. Ross

Paul B. Ross

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of November, 2022, by Paul B. Ross.



Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires: 9-7-2026