

2022-013038

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00308310202200130380020028

11/03/2022 02:45:30 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Paul B. Ross and Colleen J. Ross
13265 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:

Paul B. Ross
13265 Highway 39
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

PAUL B. ROSS and COLLEEN J. ROSS, as Tenants by the Entirety, 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:

NW¼SW¼ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, lying northeasterly of the Klamath Falls-Malin Highway, Klamath County, Oregon, saving and excepting therefrom any portion lying within the right of way of the United States' C-7 lateral.

Property ID No.: 97120
Map Tax Lot No.: 4010-00700-01300

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

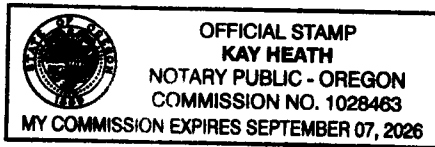
Paul B. Ross

Colleen J. Ross

Colleen J. Ross

STATE OF OREGON; County of Klamath) ss.

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



Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires:

9-7-2026