

Returned at Counter

2023-000465

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00310831202300004650020023

01/23/2023 01:57:49 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

James M. Locke  
845 N. Eldorado Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

James Marion Locke and  
Shirley Frances Locke, Trustees of the  
Locke Family Revocable Living Trust  
845 N. Eldorado Ave.  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

James Marion Locke and  
Shirley Frances Locke, Trustees  
845 N. Eldorado Ave.  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**JAMES M. LOCKE**, hereinafter referred to as grantor, conveys to **JAMES MARION LOCKE and SHIRLEY FRANCES LOCKE, TRUSTEES OF THE LOCKE FAMILY REVOCABLE LIVING TRUST**, uad **January 20, 2023** hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 in Block 37 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 304851

Map Tax Lot No.: 3809-028CB-00300

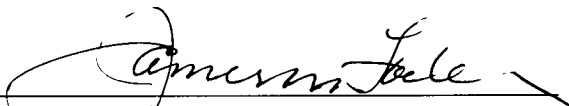
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20<sup>th</sup> day of

January, 2023.

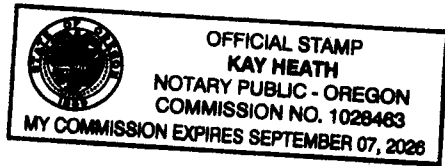
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

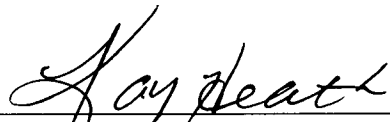
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
James M. Locke

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 20 day of  
January, 2023, by James M. Locke.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-2026