

2023-000741
Klamath County, Oregon



02/02/2023 04:04:59 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
Shirley F. 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

SHIRLEY F. 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 2 day of February, 2023.

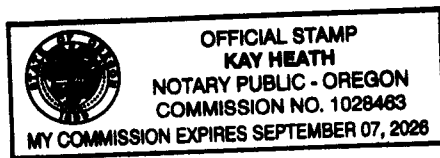
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Shirley F. Locke
Shirley F. Locke

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of
February, 2023, by Shirley F. Locke.



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