

Rebecca Moore
Returned at Counter

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2023-000817

Klamath County, Oregon



00311267202300008170020026

02/06/2023 02:23:43 PM

Fee: \$87.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: R505484

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Patricia Ann Moore

Address: 1701 Carlson Dr

City, ST Zip: Klamath Falls, OR 97603

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Patricia Ann Moore, Trustee of the Frank Adam Herlinger Revocable

Grantor Name: Living Trust

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Patricia Ann Moore

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Patricia Ann Moore

Address: 1701 Carlson Dr

City, ST Zip: Klamath Falls, OR 97603

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3909-001AB-05800

** Rerecorded at the request of the grantor to correct the grantor name in the Bargain and Sale Deed previously Recorded as Vol M96 Page 10237

NA

16316

BARGAIN AND SALE DEED

Vol. m96 Page 10237

KNOW ALL MEN BY THESE PRESENTS, That FRANK ADAM HERLINGER REVOCABLE LIVING TRUST

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICIA ANN MOORE

, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 14 of Winema Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land; rules and regulations of South Suburban Sanitary District: Building and Use Restrictions affecting Winema Gardens.

Patricia Ann Moore Trustee of the

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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-

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of April, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Patricia Ann Moore

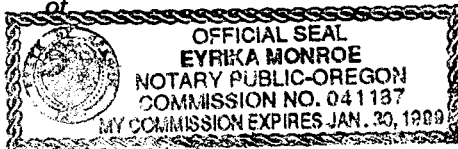
PATRICIA ANN MOORE, TRUSTEE of the FRANK ADAM HERLINGER REVOCABLE LIVING TRUST

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 11, 1996, by Patricia Ann Moore

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____



Eyrika Monroe

Notary Public for Oregon

My commission expires 1-30-99

FRANK ADAM HERLINGER REVOCABLE LIVING TRUST 2524 Garvey Ave. Modesto, CA 95350

Grantor's Name and Address

Patricia Ann Moore
2524 Garvey Avenue
Modesto CA 95350

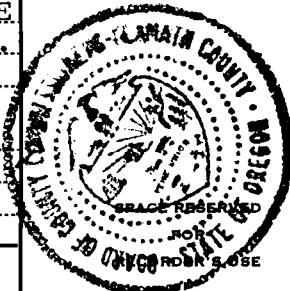
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Donald R. Crane, Atty at Law
635 Main Street
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Patricia Ann Moore
2524 Garvey Avenue
Modesto CA 95350



STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of April, 1996, at 9:38 o'clock AM., and recorded in book/reel/volume No. M96 on page 10237 or as fee/file/instrument/microfilm/reception No. 16316, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Lunsell Deputy

Fee \$30.00

30th
ca