

2023-001066

Klamath County, Oregon

02/15/2023 02:20:02 PM

Fee: \$92.00

Until Further Notice, Send Tax

Statements To:

Kenneth R. Deatherage, Trustee of the
Kenneth R. Deatherage Revocable Living Trust
504 SE Rose
Roseburg, OR 97470

Grantor:

Kenneth R. Deatherage

Grantee:

Kenneth R. Deatherage, Trustee of the
Kenneth R. Deatherage Revocable Living Trust

After Recording, Return To:

Jeff Mornarich
Dole Coalwell
P.O. Box 1205
Roseburg, OR 97470

BARGAIN AND SALE DEED

Kenneth R. Deatherage, Grantor, conveys to Kenneth R. Deatherage, Trustee of the Kenneth R. Deatherage Revocable Living Trust dated February 14 2023, Grantee, that certain real property in Klamath County, Oregon, more particularly described in the attached Exhibit A.

The true consideration for this conveyance is the transfer to a trust.

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 195.336 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 17, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 2-14-2023

K Deatherage
Kenneth R. Deatherage

STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 14th day of February, 2023, by Kenneth R. Deatherage.



Michelle M. Punches
Notary Public for Oregon
My Commission Expires: October 17, 2026

Exhibit A

Lot 13 in Block 14 of Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.