



2023-002134
Klamath County, Oregon
03/29/2023 11:57:02 AM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

Melissa I Walpole, Trustee

1901 Cornwall Ave #307

Bellingham, WA 98225

Grantor's Name and Address

Jeffrey Hernandez

64085 Tamoli Ln

Bend, OR 97703

Grantee's Name and Address

After recording return to:

Jeffrey Hernandez

64085 Tamoli Ln

Bend, OR 97703

Until a change is requested all tax statements
shall be sent to the following address:

Jeffrey Hernandez

64085 Tamoli Ln

Bend, OR 97703

File No. 582252AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Melissa I. Walpole, appointed Trustee of the Curtis W. Stucki and Elizabeth C. Stucki Revocable Living Trust date February 3, 2005, as restated on June 12, 2019 by Order Appointing Trustee in the State of Washington, County of King, Case No. 23-4-01373-2SEA (see Exhibit A)

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jeffrey Hernandez,

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

Improvements located on Lot 8, Block X, Cabin C9 U.S. Forest Service Subdivision of Odell Lake Recreation Unit Deschutes National Forest Klamath County Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2306-00000-00100 C9 126321

The true consideration for this conveyance is **\$350,000.00**



To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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

In Witness Whereof, the grantor has executed this instrument this 27th day of MARCH, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

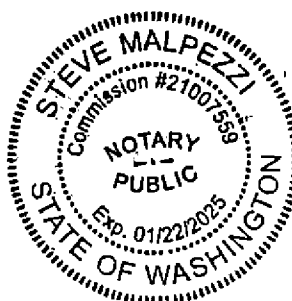
Melissa I Walpole, Trustee
Melissa I Walpole, Trustee

State of Washington ss.
County of WHATCOM

On this 27th day of March, 2023, before me, STEVE MALPEZZI a Notary Public in and for said state, personally appeared Melissa I Walpole known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Curtis W. Stucki and Elizabeth C. Stucki Revocable Living Trust date February 3, 2005, as restated on June 12, 2019, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Steve Malpezzi
Notary Public for the State of Washington»
Residing at: Washington
Commission Expires: 1/22/25



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THE MATTER OF)	NO. 23-4-01373-2SEA
)	
CURTIS W. STUCKI AND ELIZABETH C.)	ORDER APPOINTING
STUCKI REVOCABLE LIVING TRUST)	TRUSTEE
DATED 02/03/05)	

This matter having come before the undersigned Judge/Court Commissioner of the above-entitled court upon the petition on file herein for the purpose of appointing Melissa I. Walpole, a Senior Fiduciary of Profiducia Services, Inc., and Personal Representative of the Estate of Elizabeth C. Stucki be appointed Trustee of the Curtis W. Stucki and Elizabeth C. Stucki Revocable Living Trust date February 3, 2005, as restated on June 12, 2019. Furthermore, the Court has jurisdiction and being otherwise fully advised, now, therefore, it is hereby

ORDERED that Melissa I. Walpole is appointed as Trustee of the Curtis W. Stucki and Elizabeth C. Stucki Revocable Living Trust date February 3, 2005, as restated on June 12, 2019, to serve without bond and without further intervention of this Court.

DATED: _____

JUDGE/COURT COMMISSIONER

Presented by:
MULLAVEY, PROUT GRENLEY & FOE, LLP

By: /s/Sarah E. Smith
SARAH E. SMITH WSBA #39605
Attorneys for Petitioner

MULLAVEY, PROUT, GRENLEY & FOE, LLP

2401 NW 65TH
P.O. BOX 70567
SEATTLE, WA 98127-0567
(206) 789-2511
FAX: (206) 789-4484

1 Copy received and Notice of Presentation waived by:

2
3 **CHA & ALEXANDER LAW FIRM P.S.**

4 By: /s/ (email authorization dated 2/14/23)
5 EDWARD ALEXANDER WSBA #33818
6 Attorneys for Fontaine Phillips

7 **LAW OFFICES OF ANN T. WILSON**

8
9 By: /s/ (email authorization dated 2/9/23)
10 ANN T. WILSON WSBA # 18213
11 Attorneys for Earthjustice and National Audubon Society
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MULLAVEY, PROUT, GRENLEY & FOE, LLP

King County Superior Court
Judicial Electronic Signature Page

Case Number: 23-4-01373-2
Case Title: IN RE Curtis W. Stucki and Elizabeth C. Stucki Revocable Living
Trust Dated 02-03-05
Document Title: Order

Signed By: Henry Judson
Date: February 16, 2023



Commissioner: Henry Judson

This document is signed in accordance with the provisions in GR 30.

Certificate Hash: 8488D7F9F8F23124E7BC1614CC3139B488987284
Certificate effective date: 1/29/2020 8:12:28 AM
Certificate expiry date: 1/29/2025 8:12:28 AM
Certificate Issued by: C=US, E=kcscefiling@kingcounty.gov, OU=KCDJA,
O=KCDJA, CN="Henry Judson:
WlbTSZRJ6RG2ju+3jC1lQQ=="