

2023-002571

Klamath County, Oregon



00313459202300025710020021

04/10/2023 11:33:48 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Nicole H. Sakys
Edgel Law Group
1800 Blankenship Road, Suite 370
West Linn, OR, 97068

SEND TAX STATEMENTS TO:

Eric J. Huelshoff, Trustee
Eric J. Huelshoff Revocable Living Trust
416 SW 6th St
Gresham, OR 97080

GRANTOR:

Eric Huelshoff
416 SW 6th St
Gresham, OR 97080

GRANTEE:

Eric J. Huelshoff, Trustee
Eric J. Huelshoff Revocable Living Trust, u/a/d April 7, 2023
416 SW 6th St
Gresham, OR 97080

The Space Above Is Reserved for Recorder's Use

BARGAIN AND SALE DEED

Eric Huelshoff, Grantor, conveys to Eric J. Huelshoff, Trustee of the *Eric J. Huelshoff Revocable Living Trust* dated April 7, 2023, Grantee, the following real property:

Legal Description: Lot 31, Block 1, TRACT 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3408-028A0-00300-000

Key No.: 210042

The true consideration for this conveyance is None.

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

DATED 7 Apr / 2023.


Eric Huelshoff

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on this 7th day of April, 2023 by Eric Huelshoff.


Notary Public for Oregon

