

2023-004168

Klamath County, Oregon



00315334202300041680030037

06/01/2023 11:03:24 AM

Fee: \$92.00

**BARGAIN AND SALE DEED
TO TRUSTEE OF REVOCABLE TRUST**

GRANTOR'S NAME AND ADDRESS:

Gerrit J. Roeloffs
Sheryl A. Roeloffs
2442 David Lane
Medford OR 97504

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:**

Gerrit J. Roeloffs
Sheryl A. Roeloffs
2442 David Lane
Medford OR 97504

GRANTEE'S NAME AND ADDRESS:

Gerrit J. Roeloffs, Trustee
Sheryl A. Roeloffs, Trustee
2442 David Lane
Medford OR 97504

AFTER RECORDING RETURN TO:

Rebecca Peterson, Attorney at Law
247 NW "E" Street
Grants Pass, OR 97526

CONSIDERATION:

The true and actual consideration paid for this transfer stated in the terms of dollars is NONE. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

GRANTOR:

Gerrit J. and Sheryl A. Roeloffs

GRANTEE:

Trustee of the Gerrit J. and Sheryl A. Roeloffs Revocable Trust, which trustees are Gerrit J. and Sheryl A. Roeloffs, as co-trustees, and any successor trustees of said Trust, which trust has been created pursuant to the Gerrit J. and Sheryl A. Roeloffs Revocable Trust Agreement of May 30, 2023, and the assigns of any said Trustees and of Successor Trustees of said trust.

PROPERTY:

The "Property" referred to herein is that real property with the tenements, hereditaments and appurtenances there unto belonging to or in any ways appertaining (including but not limited to all easements appurtenant thereto), commonly known as 626 Cook Street, Klamath Falls, Klamath County, Oregon, and more particularly described as:

BARGAIN AND SALE DEED

**Lot 2, Block 3, FIRST ADDITION to the City of Klamath Falls,
Oregon, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

EXCEPT THEREFROM the Northeasterly 10 feet of said Lot 2.

Tax Account No.: 3809-029CD-16100-000

Key No.: 367445

CONVEYANCE:

Grantor does hereby grant, bargain, sell and convey the Property to Grantee for the consideration herein stated.

HABENDUM:

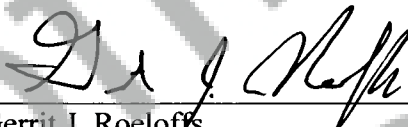
TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever.

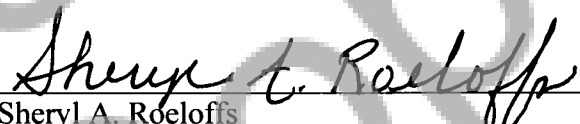
STATEMENT REQUIRED BY ORS 93.040:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 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 SECTION 2 TO 7, CHAPTER I, OREGON LAWS 2010. 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, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, CHAMPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

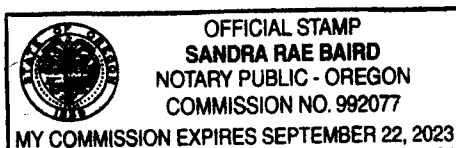
IN WITNESS WHEREOF, Grantors have executed this instrument this 30 day of May, 2023.



Gerrit J. Roeloffs


Sheryl A. Roeloffs

State of Oregon)
) ss.
County of Josephine)

The foregoing instrument was acknowledged before me this 30th day of May, 2023, by Gerrit J. and Sheryl A. Roeloffs.




Notary Public, State of Oregon
Expires: 9-22-23