

2023-006050

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00317554202300060500050057

07/20/2023 03:34:48 PM

Fee: \$102.00

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

Reference: R149556 /R 887970 / R887972

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: DJ Stumbaugh Trust
Douglas E Stumbaugh and Billie Jean
Stumbaugh, Trustees

Address: PO Box 209

City, ST Zip: Crescent, OR 97733

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: Douglas Stumbaugh and Billie Jean Stumbaugh who acquired title as
Doug Stumbaugh and Jean Stumbaugh, Husband and Wife

Grantor Name: _____

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: Douglas E Stumbaugh and Billie Jean Stumbaugh, Trustees, or their
successors in interest, of the DJ Stumbaugh Trust dated February 7, 2018, and
any amendments hereto

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: DJ Stumbaugh Trust
Douglas E Stumbaugh and Billie Jean
Stumbaugh, Trustees

Address: PO Box 209

City, ST Zip: Crescent, OR 97733

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

****Rerecorded at the request of the Grantor to
correct the grantee name(missing trustee verbiage)
previously recorded as 2023-005973**

**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.: APN: 2408-025D0-03700 / 2408-025D0-03701 / 2408-025D0-03702

THIS SPACE RESERVED FOR RECORDER'S USE

Doug Stumbaugh and Billie Jean Stumbaugh

PO Box 209

Crescent, OR 97733

Grantor's Name and Address

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

Grantee's Name and Address

After recording return to:

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

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

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Douglas Stumbaugh and Billie Jean Stumbaugh who acquired title as Doug Stumbaugh and Jean Stumbaugh, Husband and Wife,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees, or their successors in interest, of the DJ Stumbaugh Trust dated February 7, 2018, and any amendments hereto,**

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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

Returned at Counter

THIS SPACE RESERVED FOR REC

2023-005973

Klamath County, Oregon



00317452202300059730030031

07/18/2023 01:51:35 PM

Fee: \$92.00

Doug Stumbaugh and Billie Jean Stumbaugh

PO Box 209

Crescent, OR 97733

Grantor's Name and Address

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

Grantee's Name and Address

After recording return to:

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

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

DJ Stumbaugh Trust

Douglas E. Stumbaugh and Billie Jean Stumbaugh, Trustees

PO Box 209

Crescent, OR 97733

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Douglas Stumbaugh and Billie Jean Stumbaugh** who
acquired title as **Doug Stumbaugh and Jean Stumbaugh, Husband and Wife,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Douglas E. Stumbaugh and Billie Jean Stumbaugh, or their successors in interest, of the**
DJ Stumbaugh Trust dated February 7, 2018, and any amendments hereto,

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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

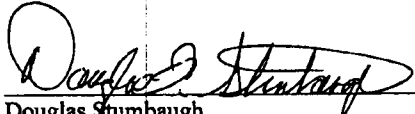
The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

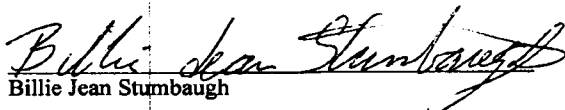
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 18 day of July, 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.

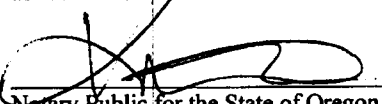

Douglas Stumbaugh

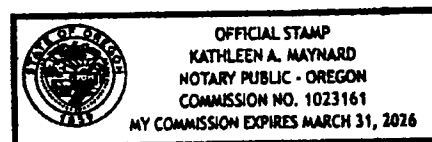

Billie Jean Stumbaugh

State of Oregon} ss
County of Klamath}

On this 18 day of July, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Douglas Stumbaugh and Billie Jean Stumbaugh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



**Legal Description
Exhibit "A"**

Parcel 1

Parcel 1 of Land Partition 60-00 located in the SE 1/4 Corner of Section 25, Township 24 South, Range 08 East, W.M., Klamath County, Oregon October 2001

APN: 2408-025D0-03700

Parcel 2


Parcel 2 of Land Partition 60-00 located in the SE 1/4 Corner of Section 25, Township 24 South, Range 08 East, W.M., Klamath County, Oregon October 2001

APN: 2408-025D0-03701

Parcel 3

Parcel 3 of Land Partition 60-00 located in the SE 1/4 Corner of Section 25, Township 24 South, Range 08 East, W.M., Klamath County, Oregon October 2001

APN: 2408-025D0-03702

State of Oregon
County of Klamath
I hereby certify that instrument #2023-005973,
recorded on 7/18/2023, consisting of 3 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.
Michelle Long, Klamath County Clerk
Date: 7/20th, 2023

Daniel Beard