

Grantor's Name and Address:

RUBEN JOSEPH GALVAN and WILLENA
JANE GALVAN, as tenants by the entirety
104 Alderwood Lane
Brookings, OR 97415

Grantee's Name and Address:

RUBEN J. GALVAN and
WILLENA J. GALVAN,
Trustees of the RUBEN AND JANE GALVAN
LIVING TRUST
dated September 12, 2023
104 Alderwood Lane
Brookings, OR 97415

After Recording Return to:

K. R. Olin, Attorney at Law
PO Box 7530
Brookings, OR 97415

**Until requested otherwise, send tax statements
to:**

RUBEN J. GALVAN and
WILLENA J. GALVAN,
Trustees of the RUBEN AND JANE GALVAN
LIVING TRUST
104 Alderwood Lane
Brookings, OR 97415

2023-008121

Klamath County, Oregon



00320027202300081210020027

09/18/2023 10:50:49 AM

Fee: \$87.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that **RUBEN JOSEPH GALVAN and WILLENA JANE GALVAN, as tenants by the entirety**, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RUBEN J. GALVAN and WILLENA J. GALVAN, TRUSTEES OF THE RUBEN AND JANE GALVAN LIVING TRUST dated September 12, 2023** hereinafter called Grantees and unto Grantees' 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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 536, Block 127, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0- (Estate Planning Purposes Only).

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

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12th day of September, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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 WILL 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.

Ruben Joseph Galvan
RUBEN JOSEPH GALVAN

Willena Jane Galvan
WILLENA JANE GALVAN

STATE OF OREGON)
)ss.
County of Curry)

September 12, 2023.

Personally appeared the above named Ruben Joseph Galvan and Willena Jane Galvan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Norma Clemons
Notary Public for Oregon

