

Send Tax Statements to Grantee at:

The Roy Ramsden Living Trust

37065 Agency Lake Loop Rd.

Chiloquin, OR 97624

**2023-008260**

**Klamath County, Oregon**

09/21/2023 09:24:01 AM

Fee: \$82.00

After Recording return to:

Law Office of Paul Heatherman PC

PO Box 8

Bend, OR 97709

## BARGAIN AND SALE DEED

Roy R. Ramsden (the survivor of Roy R. Ramsden and Nadine M. Ramsden), Grantor, conveys to Roy R. Ramsden, Trustee of the Roy Ramsden Living Trust dated September 19, 2023, and any amendment thereto, Grantee, the following described real property:

*Parcel 2 of Land Partition No. 14-90, said Land Partition being situated in Governments Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; TOGETHER WITH an easement for road and utilities on, over and across the North 30 feet of Parcels 1 and 2 of Land Partition 51-100, and on, over and across the North 30 feet of Parcels 2 and 3 of Land Partition 47-97, said Land partitions being situated in the N1/2 of Government Lot 23 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded June, 9, 1980 in volume M80, page 10434, Microfilm Records of Klamath County, Oregon. AND TOGETHER WITH an easement for vehicular access and public utilities on, over and across the West 30 feet of the North 30 feet of Parcel 3 of Land Partition No. 14-90, said Land Partition being situated in Government Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon as said easement is delineated on the face of said Land Partition 14-90.*


Tax Identification Number: 118-888714

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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.

DATED on September 19, 2023.

  
Roy R. Ramsden, Grantor

STATE OF OREGON                     )  
County of Deschutes               )

Personally appeared before me the above named Roy R. Ramsden and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me on September 19, 2023.

  
NOTARY PUBLIC FOR OREGON

