

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Shane J. Antholz
Hornecker Cowling LLP
14 N. Central Ave., Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**
No Change

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, **SHERRY STEWART**, as *Grantor*, does hereby grant, bargain, sell and convey to **KENNETH J. STEWART AND SHERRY L. STEWART, TRUSTEES OF THE STEWART FAMILY TRUST, DATED OCTOBER 20, 2023**, as *Grantee*, Grantor's entire interest in that certain real property located in Klamath County, Oregon, set forth and more particularly described as follows:

A tract of land situated in the Westerly portion of Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 430.00 feet to the Northwest corner of said Lot 4; thence S 89°55'10" E., along the North line of said Lot 4, 211.18 feet; thence S 00°09'45" W 430.00 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

EXCEPTING:

Being a tract of land located in Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 203.77 feet to a point; thence S 89°55'10" E., parallel to the South line of said Lot 4, 210.86 feet to the East line of that tract described in Volume M79, Page 21947 of the Klamath County Deed Records; thence S 00°09'45" W, along said East line, 203.77 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

*For Informational purposes only, the following is included:
(Map & Tax Lot 3909-004DD-00900, Account No. 531482, Code 062,
commonly known as: 2805 Maywood Drive, Klamath Falls, Oregon)*

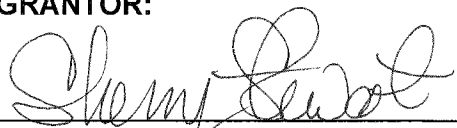
TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The consideration for these transfers is ZERO DOLLARS. This Deed is being executed to place the property referenced herein into the Grantor's revocable living trust.

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, Grantor has hereunto subscribed her name to this instrument this 20th day of October, 2023.

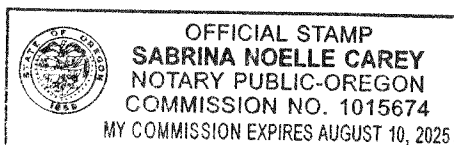
GRANTOR:



SHERRY STEWART

STATE OF OREGON)
) ss.
County of Jackson)

On October 20, 2023, before me, the undersigned Notary Public in and for said State, personally appeared **SHERRY STEWART**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon