

2023-009208

Klamath County, Oregon



00321331202300092080030037

10/25/2023 02:50:16 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

OSCALOU, LLC,
an Oregon Limited Liability Company
- c/o Demaurol F. Tryon Sr.
Revocable Living Trust, u.a.d.
02/20/2006
4001 W. Cortez Avenue
Phoenix, AZ 85029

GRANTEE'S NAME AND ADDRESS:

Demaurol F. Tryon, Jr.
Successor Trustee of the Demaurol F. Tryon Sr.
Revocable Living Trust, u.a.d. 02/20/2023
8816 Ceuta Street
Las Vegas, NV 89143

SEND TAX STATEMENTS TO:

Demaurol F. Tryon, Jr.
8816 Ceuta Street
Las Vegas, NV 89143

BARGAIN AND SALE DEED

OSCALOU, LLC, an Oregon Limited Liability Company, further identified by **Oregon Business Registry No. 391252-99**, hereinafter referred to as grantor, conveys to **Demaurol F. Tryon, Jr.**, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW ¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:
Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1,516.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S ½ S ½ N ½ SW ¼ of said Section 11, said point also being the Northwest corner of Tract No. 1026, The Meadows; thence continuing South 00°27'05" East along the West line of The Meadows a distance of 144.0 feet to a point; thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence North 00°27'05" West, parallel with the West line of The Meadows, a distance of 144.0 feet to a point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 110.0 feet to the point of beginning.

County Tax Account No.: R553092
Tax Lot Number: R-3909-011CA-05900-000

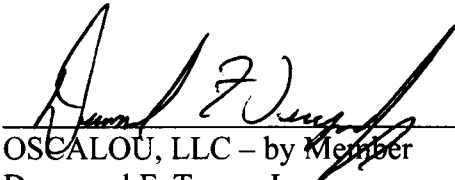
Commonly known as 4195 Bristol Court, Klamath Falls, OR 97603

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., distribution from Trust.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

10/19/2023
Date



OSCALOU, LLC – by Member
Demaurol F. Tryon, Jr.
Successor Trustee of the Demaurol F. Tryon
Sr. Revocable Living Trust, u.a.d.
02/20/2006

[NEVADA ACKNOWLEDGEMENTS ARE ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE]

JURAT

State of Nevada
County of Clark } ss.

Subscribed and sworn to (or affirmed) before me this

19 day of OCT, 2023, by
Date Month Year

DEMAUROL FRANKLIN TRIVON JR.
Name of Signer No. 1



Place Notary Seal/Stamp Above

N/A
Name of Signer No. 2 (if any)
Kaylee Gay
Signature of Notary Public

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: BARGAIN & SALE DEED
Document Date: 19 October 2023 Number of Pages: 3
Signer(s) Other Than Named Above: N/A