

Returned at Counter

2023-009209

Klamath County, Oregon



10/25/2023 02:51:16 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

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

GRANTEE'S NAME AND ADDRESS:

Demauro F. Tryon, Jr., Trustee of
The Demauro F. Tryon Jr.
Revocable Living Trust, u.a.d. 08/01/2023
8816 Ceuta Street
Las Vegas, NV 89143

SEND TAX STATEMENTS TO:

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

BARGAIN AND SALE DEED

Demauro F. Tryon, Jr., hereinafter referred to as grantor, conveys to **Demauro F. Tryon, Jr., Trustee of The Demauro F. Tryon Jr. Revocable Living Trust, u.a.d. 08/01/2023**, 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

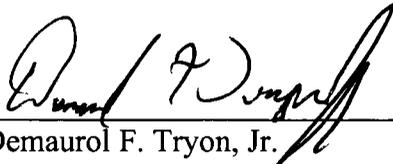
Commonly known as 4195 Bristol Court, Klamath Falls, OR 97603

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., transfer of real property into 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


Demaurol F. Tryon, Jr.

[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

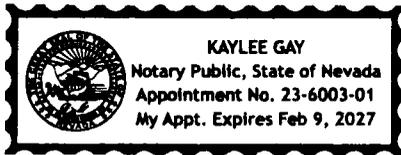
19 day of Oct, 2023, by
Date Month Year

DEMAUROL FRANKLIN TRYON JR.
Name of Signer No. 1

NIA
Name of Signer No. 2 (if any)

Kaylee Gay
Signature of Notary Public

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



Place Notary Seal/Stamp Above

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: NIA