

Grantor:  
Carol Crouch  
7464 Howard Rd.  
La Pine, OR 97739



11/13/2023 03:44:04 PM

Fee: \$82.00

Grantee:  
Carol J. Crouch, Trustee  
Crouch Family Trust  
7464 Howard Rd.  
La Pine, OR 97739

**BARGAIN AND SALE DEED**

Carol Crouch, who took title with her late husband Fred Crouch (death certificate attached), Grantor, conveys to Carol J. Crouch, Trustee, or successors in trust, of the Crouch Family Trust dated November 9, 2023, Grantee, the following described real property situated in Klamath County, State of Oregon:

**Lot 8, Block 1, Antelope Meadows, together with a 1984 Sandpoint mobile home, 14' x 60', Serial No. ORFL1XD40482434, located thereon.**

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this deed is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death or disability of the initial trustee, Marla V. Connolly of Bend, OR, becomes the trustee.

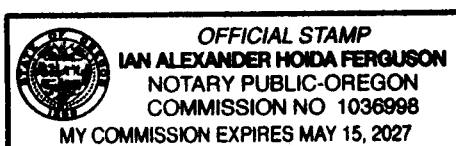
Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: 7464 Howard Rd., La Pine, OR 97739

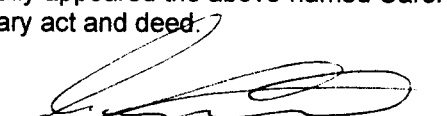
DATED this 9<sup>th</sup> day of November, 2023.

  
Carol Crouch

STATE OF OREGON    )  
                                  ) ss.  
County of Deschutes    )

On this 9 day of November, 2023, personally appeared the above-named Carol Crouch and acknowledged the foregoing instrument to be her voluntary act and deed.



  
Notary Public for Oregon

**RECORD AND RETURN TO:**

TWO SPRUCE LAW P.C.  
204 SE Miller Avenue  
Bend, OR 97702