



00322138202300098950020027

11/15/2023 03:57:55 PM

Fee: \$87.00

GRANTORS NAME AND ADDRESS

BRUCE ALLEN FARRELL
ROSILAND ARLENE FARRELL
PO Box 176
Beatty, Oregon 97621

GRANTEES NAME AND ADDRESS

BRUCE FARRELL and
ROSILAND FARRELL,
Trustees of the BRUCE AND ROSILAND FARRELL
REVOCABLE TRUST
PO Box 176
Beatty, Oregon 97621

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
PO Box 176
Beatty, Oregon 97621

WARRANTY DEED - STATUTORY FORM

BRUCE ALLEN FARRELL and ROSILAND ARLENE FARRELL, Grantors, convey and warrant to BRUCE FARRELL and ROSILAND FARRELL, Trustees of the BRUCE AND ROSILAND FARRELL REVOCABLE TRUST uad 11-15-23 Grantees, all of that certain real property described as follows:

PARCEL ONE: Residential Real Property civilly described as 44889 Council Butte Drive, Beatty, Oregon 97621 and legally described as follows, to wit:

Lot 15, Block 11, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Account #354994 Map Tax Lot: 3612-001BO-03300

together with a mobile home which is firmly affixed thereto

PARCEL TWO: Certain unimproved real property legally described as follows, to wit:

Lot 17-18, Block 11, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Account #355010 Map Tax Lot: 3612-001BO-03500
Account #355029 Map Tax Lot: 3612-001BO-03600

PARCEL THREE: Residential Real Property civilly described as 44883 Council Butte Drive, Beatty, Oregon 97621 and legally described as follows, to wit:

Lot 16, Block 11, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Account #355001 Map Tax Lot: 3612-001BO-03400

together with a manufactured structure which is firmly affixed thereto

Returned at Counter

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

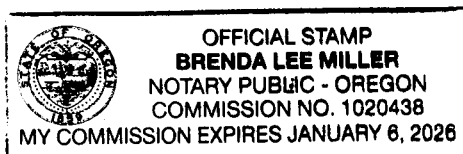
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

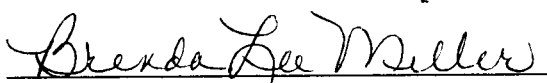

BRUCE ALLEN FARRELL, Grantor


ROSILAND ARLENE FARRELL, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 15th day of November, 2023, by **BRUCE ALLEN FARRELL AND ROSILAND ARLENE FARRELL**, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26