



00322954202300105830030034

12/11/2023 02:13:26 PM

Fee: \$92.00

When recorded return to:
Will Dennis, Attorney at Law LLC
438 NE Irving Ave.
Bend OR 97701

Tax statements should be sent to:
John E. Sakraida, Trustee
Janice M. Sakraida, Trustee
PO Box 405
Gilcrest, OR 97737

BARGAIN AND SALE DEED

John E. Sakraida and Janice M. Sakraida Grantors, hereby convey to, **John E Sakraida and Janice M. Sakraida, Trustees, or their successors in trust under the Sakraida Living Trust dated, November 21, 2023 and any amendments thereto**, Grantee, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

See attached Legal Description "Exhibit A"

TAX ACCT. NO.: 2408-025DO-03800

Situs Address: 821 S. Airport Dr., Crescent, OR 97333

This deed is given to place real property in a revocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial trustee, the successor trustee(s) will become trustee.

The true consideration for this conveyance is \$1.00.

"THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.”

Dated: November 21, 2023.

Grantor:


John E. Sakraida

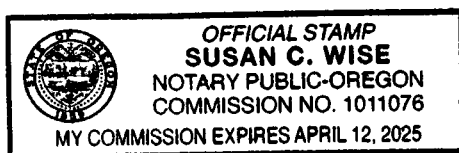
Grantor:

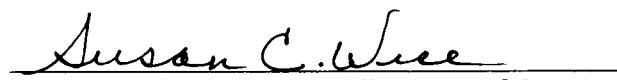

Janice M. Sakraida

ACKNOWLEDGMENT

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on November 21, 2023; by John E. Sakraida and Janice M. Sakraida Grantors.




Susan C. Wise, Notary Public, State of Oregon
My Commission Expires: 12 April 2025

"EXHIBIT A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of Section 25, Township 24 South, Range 8. East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of South Airport Drive marking the Southeast corner of Lot 4, Block 6 of RIVERWEST, a duly platted and recorded subdivision; thence North 27 degrees 11' West, 150.00 feet to a 1/2 inch iron pin, thence North 62 degrees 49' East, 130 feet; South 27 degrees 11' East 150 feet; thence South 62 degrees 49' West 130 feet to the point of beginning.