2023-010911 Klamath County, Oregon



12/21/2023 01:27:37 PM

Fee: \$132.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff Parks & Ratliff, P.C. 620 Main Street Klamath Falls, OR 9760a

GRANTOR'S NAME AND ADDRESS:

Carie Baca, fka Carie Burkey, Successor Imstee of the Suber Revocable Living Trust, mad 12-20-1993 783 East Avenue K7 Lancaster, CA 93535

GRANTEE'S NAME AND ADDRESS:

Virginia L. Rada 12687 S.W. Hood View Pl. Terrebonne, OR 97760

SEND TAX STATEMENTS TO:

Virginia L. Rada 12687 S. W. Hood View Pl. Terrebonne, OR 97760

BARGAIN AND SALE DEED

CARIE BACA, fka CARIE BURKEY, SUCCESSOR TRUSTEE OF THE SUBER REVOCABLE LIVING TRUST, uad 12-20-1993, hereinafter referred to as grantor, conveys to VIRGINIA L. RADA, hereinafter referred to as grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:

Lots 6 & 9. Block 93. BUENA VISTA ADDITION, in the County of Klamath, State of Oregon.

Account: 366311

Map & Tax Lot: 3809-029CB-09000

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this // day of December, 2023.

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, EHAPTER 8, OREGON LAWS 2010.

Carie Baca, fka

Care Burkey. Successor Trustee of the

Suber Revocable Living Trust, uad 12-20-1993

(See California Notarial Certification attached hereto and incorporated herein by reference.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Signature

State of California	
County of Las ANGELES	
personally appeared Consider BACA	sert name and title of the officer)
who proved to me on the basis of satisfactory evidence	
subscribed to the within instrument and acknowledged his/her/their authorized capacity(ies), and that by his/h person(s), or the entity upon behalf of which the person	er/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the laws paragraph is true and correct.	s of the State of California that the foregoing
WITNESS my hand and official seal.	VITO SCATTAGLIA Notary Public - California Los Angeles County Commission # 2351129 My Comm. Expires Mar 12, 2025

(Seal)

CERTIFICATION OF TRUST

CERTIFICATE OF TRUST (ORS 130.860)

1. Date of Existence and Execution of Trust.

The trust was executed on December 20, 1993, and is currently in existence.

2. Trustors/Trustees.

- a. The Trustors are: RICHARD E. SUBER and IVY D. SUBER
- b. The currently acting Trustee is: CARIE BACA, fka CARIE BURKEY

3. Trust Powers.

The powers of the Trustee are as follows:

The Trustee is empowered to do all things appropriate for the orderly administration of the mist subject to the Trustee's power and control, unless otherwise specifically provided herein. Without limiting this general power, and without limitation of other powers hereby granted or enerwise possessed by the Trustee, including those specified in the Uniform Trustees' Powers Act in effect in Oregon as it may be amended from time to time, the Trustee shall have the following powers and discretion, which the Trustee shall exercise in such manner and upon such terms and conditions as the Trustee shall deem necessary, desirable or convenient:

A. In addition to all powers now or hereafter conferred by law, Trustor/Trustee shall have the power and authority to:

1. Manage, develop, improve, sell, convey, mortgage, partition, subdivide and change the character of any trust property; to dedicate to public use, abandon and otherwise dispose of any trust property, when, in the judgment of Trustors/Trustees, it is in the interests of the beneficiaries to do so; to enter into any lease as lessor or lessee for a term within or extending beyond the duration of the trust: to grant or take an option to purchase or lease; to borrow funds, with or without trust property as security, for such purposes as Trustor/Trustee shall deem advisable: to invest and reinvest principal and income in every kind of property. real and personal: to place trust assets in the hands of agents selected by Trustor/Trustee, in order to facilitate transactions and record keeping in connection with those assets and for safekeeping: to continue or participate in the operation of any business or other enterprise and to effect incorporation. dissolution or other changes in the form of the organization thereof; to give revocable or irrevocable general or specific proxies or authorizations for voting or acting with respect to securities, with or without power of substitution and discretionary or non-discretionary, including such authority to any protective or reorganization committee as the Trustee shall deem advisable; to effect distribution of property in kind or in money and in divided or undivided interests.

and to allocate property among shares and adjust resulting differences in valuations.

- 2. Buy, sell and trade commodities, futures and securities of any nature, including short sales, on margin, and for such purposes maintain and operate margin accounts with brokers, and pledge any securities held or purchased by Trustor/Trustee with such brokers as security for loans and advances made to the trust: provided, such authority as herein granted by this sub-paragraph (2) for securities dealing other than those permitted a corporate Trustee by law shall apply only during such time as one or both Trustors are acting as Trustee.
- B. Trustor/Trustee shall not be required to give any bond.
- C. So long as both Trustors/Trustees live. Trustors/Trustees shall not register this trust pursuant to the provisions of the Uniform Probate Code and shall not reveal the terms of this instrument to any of the beneficiaries other than Trustors/Trustees unless they so desire.
- D. After the death of the first Trustor/Trustee. no Successor Trustee named herein shall be permitted to exercise any right, power, duty or discretion which would cause the Trust property or any part thereof to be included in Trustor's estate under a general power of appointment as defined by the Internal Revenue Code or as defined by the laws of the State of Oregon. This shall not limit the rights, powers, duties or discretions of the surviving Trustor/Trustee with respect to the Trust.
- E. While both Trustors/Trustees are acting in the capacity of a Trustee or a Co-trustee. assets currently held in one of both Trustors' names, or newly acquired assets, may be registered for Trust ownership in any of the following three forms:
 - 1. In the names of both Trustors/Trustees, requiring the signatures of both Trustors/Trustees:
 - 2. In the names of both Trustors/Trustees, but requiring the signature of only one Trustor/Trustee:
 - 3. In the name of either Trustor/Trustee alone, requiring only the signature of that Trustor/Trustee.

Persons dealing with one or both Trustors/Trustees shall incur no liability for permitting or accepting registration in any one of these forms.

4. Mailing Address.

The mailing address of the Trustees is: 783 East Avenue K7
Lancaster, CA 93535

5. Revocability.

The trust is irrevocable.

6. <u>Modification or Amendment</u>.

The trust may not be modified or amended.

7. Trust Taxpayer Identification Number.

The Trust's EIN is: 93-6963372

9. Title to Trust Assets.

Title to the Trust assets should be taken in the name of: CARIE BACA, Ika CARIE BURKEY, SUCCESSOR TRUSTEE OF THE SUBER REVOCABLE LIVING TRUST, uad 12-20-1993.

10. Statement of Current Status.

As of this date, the trust has not been revoked, modified or amended in any manner that would cause the representations contained in the Certification to be incorrect.

THE ABOVE IS CERTIFIED TO BE TRUE AND ACCURATE this 18 day of December, 2023.

Caria Baca, fka

Carle Burkey. Successor Trustee of the Suber Revocable Living Trust.

uad 12-20-1993

(See California Notarial Certification attached hereto and incorporated herein by reference.)

(The remainder of this page has intentionally been left blank; Declaration of Counsel appears on page 4.)

CALIFORNIA JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

cument to which this certificate is attached, and not the	truthfulness, accuracy, or validity of that document.
State of California	
County of Los ANGOTES	
Subscribed and sworn to (or affirmed) before	me on this 18 day of Dzember
2023 by CHRIS BACK	
proved to me on the basis of satisfactory evid	lence to be the person(s) who appeared before me.
WITNESS MY HAND AND OFFICIAL SEAL	VITO SCATTAGLIA Notary Public - Catifornia Los Angeles County Commission # 2351129 My Comm. Expires Mar 12, 2025
Signature of Notary Public	(Notary Seal)
The jurat contained within this document is in accordance with Cal the preceding wording or substantially similar wording pursuant to to a document sent by mail or otherwise delivered to a not personally appear before the notary public, even if the sign affixed to a document without the correct notarial wording.	INFORMATION lifornia law. Any affidavit subscribed and sworn to before a notary shall use of Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed tary public, including electronic means, whereby the signer did not need is known by the notary public. The seal and signature cannot be as an additional option an affiant can produce an affidavit on the ding to eliminate the use of additional documentation.
DESCRIPTION OF ATTACHED DOCUMENT (Title of document) Number of Pages (Including jurat)	CAPACITY CLAIMED BY THE SIGNER Individual Corporate Officer Partner Attorney-In-Fact
(Title of document)	Tridividual Corporate Officer Partner

MMX V. BAN2 510.409.1334 www.BayAreaNotary.com

DECLARATION OF COUNSES

- I. NATHAN J. RATLIFF under penalty of perjury, hereby declare the
- 1. I am an attorney at law, practicing with the firm of Parks & Ratliff, P.C., of 62. Main Street, Klamath Falls, Oregon 97601.
- 2. I have examined the Suber Revocable Living Trust, dated December 20, 1993 (the "Trust Agreement").
- 3. I prepared the within Certification of Trust at the behest of the Carie Baca, fka Carie Burkey. Successor Trustee, after determining that it was appropriate to do so under the terms and conditions of the Trust Agreement, and in accordance with Oregon law.

I HEREBY DECLARE THAT THE ABOVE STATEMENT IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I UNDERSTAND IT IS MADE FOR USE AS EVIDENCE IN COURT AND IS SUBJECT TO PENALTY FOR PERJURY.

DATED: Dec 20 . 202 3

Nathan J. Ratliff, OSB =034269

OREGON HEALTH AUTHORITY

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DATE ISSUED:

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

April 24, 2023

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER. ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE/

JENNIER A WOODWARD, PLD

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(01/06)

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DATE ISSUED

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE: Do not accept unless prepared on security paper with engraved border displaying the Colorado state seal and signature of the Registrar: PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person afters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

DECEMBER 04, 2023

A. ALEX QUINTANA STATE REGISTRAR





REV 01/19

COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

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LOCAL	DEANC, LOGAN	-	or cubicon	· · -		J.N 2 3 2017	
SUMM	DEAN U. LOGAN	Br≯		• •		JUN 2 3 2017	

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

DEAN C. LOGAN

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