

# BARGAIN AND SALE DEED

## Klamath County

<b>Grantor Name and Address:</b> Gregory B. Stone Jr. and Krystal C. Stone 30242 Hwy 97 N Chiloquin, OR 97624	<b>Grantee Name and Address:</b> Gregory Bruce Stone Jr. and Krystal Cherie Stone, Co-Trustees of the Stone Revocable Trust, dated December 21, 2023 30242 Hwy 97 N Chiloquin, OR 97624
<b>Until a Change is Requested send all tax statements to:</b> Gregory Bruce Stone Jr. and Krystal Cherie Stone 30242 Hwy 97 N Chiloquin, OR 97624	<b>After Recording Return To:</b> STARK and HAMMACK, P C 100 E Main Street, Suite M Medford, Oregon 97501

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned, **Gregory B. Stone Jr. and Krystal C. Stone**, as Grantors, hereby convey and set over unto, **Gregory Bruce Stone Jr. and Krystal Cherie Stone, Co-Trustees of the Stone Revocable Trust, dated December 21, 2023**, Grantee, all their right, title and interest in the real property located in Klamath County, Oregon described herein as Exhibit 'A', by this reference incorporated herein.

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However, the actual consideration consists of promises made which are the whole consideration.

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.

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.

Page 1 of 2

Bargain and Sale Deed

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21<sup>st</sup> day of December, 2023.



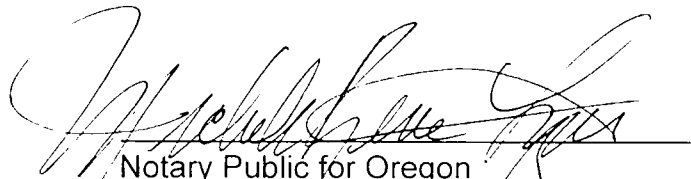
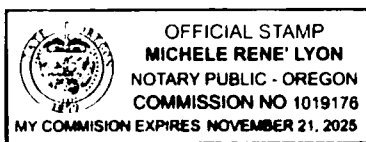
\_\_\_\_\_  
Gregory B. Stone Jr.



\_\_\_\_\_  
Krystal C. Stone

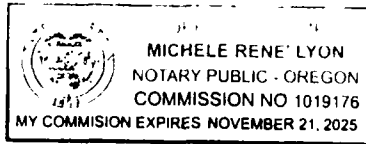
STATE OF OREGON       )  
                                      )ss.  
County of Klamath       )

This instrument was acknowledged before me this 21<sup>st</sup> day of December, 2023, by **Gregory B. Stone Jr.**, who acknowledged the above instrument to be his voluntary act and deed.

  
\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON       )  
                                      )ss.  
County of Klamath       )

This instrument was acknowledged before me this 21<sup>st</sup> day of December, 2023, by **Krystal C. Stone** who acknowledged the above instrument to be her voluntary act and deed.



A large, stylized handwritten signature in black ink, written over a horizontal line. Below the signature, the text 'Notary Public for Oregon' is printed.

Page 2 of 2

Bargain and Sale Deed

**EXHIBIT 'A'**

**All that real property situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**That portion of Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 lying West of the Western line of the Southern Pacific Railroad and that portion of Government Lot 8 lying East of the Eastern line of the Southern Pacific Railroad and West of the Western line of Highway 97.**

**EXCEPTING THEREFROM that portion conveyed to Ninabeth Geinger recorded April 24, 1986 in Volume M86, page 7000, Microfilm Records of Klamath County, Oregon, to wit:**

**"That portion of Government Lot 1 lying West of Railroad and all of Government Lot 2, in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING the Westerly 60 feet thereof and the Southerly 60 feet thereof. Situated in Klamath County, State of Oregon."**