

2024-000705

Klamath County, Oregon



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01/26/2024 03:03:42 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Gayle Payne Nicholson
2650 Washburn Way, #120
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Gayle Roberta Nicholson, Trustee of the
Gayle Roberta Nicholson Revocable
Living Trust, uad June 21, 2023
2650 Washburn Way, #120
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Gayle Roberta Nicholson, Trustee
2650 Washburn Way #120
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

GAYLE PAYNE NICHOLSON, hereinafter referred to as grantor, conveys to **GAYLE ROBERTA NICHOLSON, TRUSTEE OF THE GAYLE ROBERTA NICHOLSON REVOCABLE LIVING TRUST, UAD 06-21-23**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

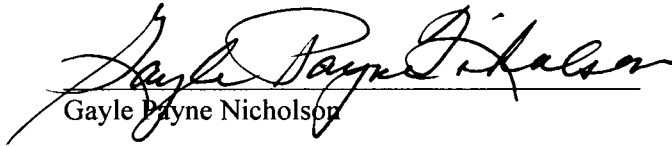
See Exhibit "A" attached hereto and incorporated herein by reference.

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 25 day of January, 2024.

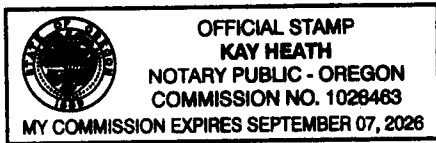
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Gayle Payne Nicholson

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25 day of January, 2024,
by Gayle Payne Nicholson.



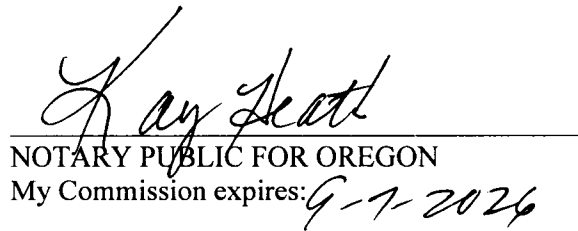

NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

EXHIBIT "A"

Attached to and made a part of
Bargain and Sale Deed wherein
Gayle Payne Nicholson, is Grantor, and
Gayle Roberta Nicholson, Trustee of the
Gayle Roberta Nicholson Trust, uad 06-21-23

That certain real property civilly described as 3016 Sing Road, Klamath Falls, Klamath County, Oregon, more particularly described as follows, to-wit:

REAL PROPERTY DESCRIPTION

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 690 feet; thence North 89°49' West for a distance of 990 feet to the Southeast corner of the tract of land herein conveyed; thence North 600 feet; thence North 89°49' West 330 feet; thence South 600 feet; thence South 89°49' East for a distance of 330 feet to the point of beginning, Klamath County, Oregon.

Together with a 1979 CRNPT Mobile Home, a 1973 CCNCO Mobile Home, and a 1959 ZIMMR Mobile Home, which are more fully described under personal property below.

Property ID No.: 494673
Map Tax Lot No.: 3908-012BO-00700