

2024-000707

Klamath County, Oregon



00324469202400007070020027

01/26/2024 03:04:35 PM

Fee: \$87.00

Returned at Counter

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:

The W½ of Lot 16, Block 2, RIVERVIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, together with a 1960 Marlette Mobile Home, VIN K250XFK638

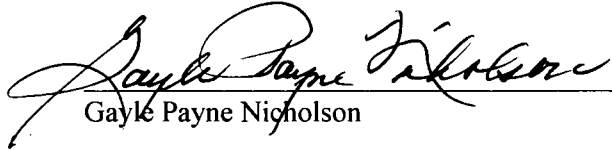
Property ID No.: 533916
Map Tax Lot No.: 3909-005CD-01400

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.

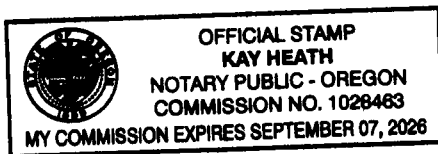
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

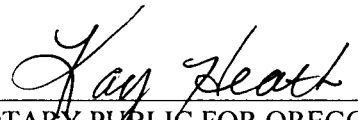
USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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