

2024-001277

Klamath County, Oregon



00325195202400012770020028

Send tax statements to:

No Change

02/16/2024 12:12:26 PM

Fee: \$87.00

After recording, return to:

Strohman Ford, LLC

1400 Executive Parkway, Suite 300

Eugene, OR 97401

CORRECTING CERTIFICATE FOR BARGAIN AND SALE DEED

Pursuant to the provisions of ORS 205.244, this Correcting Certificate is rerecorded to correct the Bargain and Sale Deed recorded as 2023-008651 on October 5, 2023. Shirley Y. Templeton's signature has been corrected to reflect that George Templeton has signed as Shirley Y. Templeton's Attorney-in-Fact. The correction has been acknowledged by the original notary as evidenced by the notary's initials adjacent to the correction.

The true consideration for this conveyance was, upon initial recording, and continues to be zero.

GRANTORS:

George B. Templeton and Shirley Templeton

27004 Briggs Hill Road

Eugene, OR 97405

GRANTEES:

George B. Templeton, Trustee

George Bradley Templeton Trust dated June 3, 2003

27004 Briggs Hill Road

Eugene, OR 97405

After recording return to:
Strohman Ford, LLC
1400 Executive Parkway, Suite 300
Eugene, Oregon 97401



10/05/2023 10:07:55 AM Fee: \$82.00

Send Tax Statements to:
No Change

BARGAIN AND SALE DEED

George B. Templeton and Shirley Templeton, Grantor, conveys to George B. Templeton, as Trustee of the George Bradley Templeton Trust dated June 3, 2003, Grantee, the following-described real property in Klamath County, Oregon:

Lot 4, Block 4, Antelope Meadows 1st Addition, Klamath County, Oregon.

Address: N/A
Tax Account No.: R135954

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 part of the consideration. This transfer is for estate planning purposes to a revocable grantor-type trust.

In construing this deed where the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to entities and individuals.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly does not relieve Grantor of any liability or obligations under this instrument, but merely defines the scope, nature, and amount of such liability or obligations.

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.

DATED: October 2, 2023.

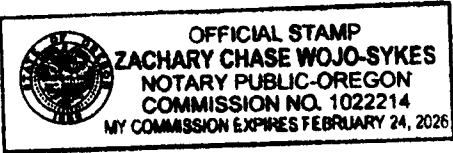
George B. Templeton

GRANTOR:

George B. Templeton, Agent for Shirley Templeton under Power of Attorney UAD 6/3/2003
ZWS 2/12/24 in West

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on October 2, 2023, the above-named George B. Templeton and acknowledged the foregoing instrument to be his voluntary act and deed individually and as agent for Shirley Templeton under the Power of Attorney dated June 3, 2003.



Notary Public for Oregon