

JEFFREY RALEIGH CUMMINGS
TRACEY LYNNE CUMMINGS
P.O. Box 33
Genoa, NV 89411
Grantor's Name and Address

JEFFREY RALEIGH CUMMINGS, Trustee
TRACEY LYNNE CUMMINGS, Trustee
P.O. Box 33
Genoa, NV 89411
Grantee's Name and Address

After recording, return to:
SCHNEIDER RASCHE LLC
2455 NW Marshall Street, Suite 11
Portland, OR 97210

Until requested otherwise, send all tax statements to:
JEFFREY RALEIGH CUMMINGS, Trustee
TRACEY LYNNE CUMMINGS, Trustee
P.O. Box 33
Genoa, NV 89411

2024-001313

Klamath County, Oregon



00325248202400013130010011

02/20/2024 02:19:20 PM

Fee: \$82.00

BARGAIN AND SALE DEED

JEFFREY RALEIGH CUMMINGS and TRACEY LYNNE CUMMINGS as, Tenants by the Entirety, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey all of their interest unto JEFFREY CUMMINGS and TRACEY CUMMINGS, Trustees, or their successors in trust, under the CUMMINGS FAMILY 2007 TRUST, dated September 21, 2007 and any amendments thereto, Grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, Oregon, described as follows:

Lot 1223, TRACT 1440, RANCHVIEW ESTATES, 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ FOR ESTATE PLANNING FOR GRANTORS BENEFIT (Here, comply with the requirements of ORS 93.030.)

DATED February 2, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


JEFFREY RALEIGH CUMMINGS

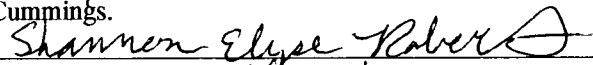

TRACEY LYNNE CUMMINGS



SHANNON ELYSE ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 22-4078-03
MY APPT EXPIRES OCT 4, 2028

STATE OF Nevada, County of Douglas) ss.

This instrument was acknowledged before me on
February 02, 2024, by Jeffrey Raleigh Cummings and Tracey Lynne Cummings.


Notary Public for Nevada

My commission expires 10-04-2026