

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2024-001446**Klamath County, Oregon****02/26/2024 08:41:01 AM****Fee: \$102.00****After recording return to:** ORS 205.234(1)(c)

Taylor K. Gersch

Luvaas Cobb

777 High Street #300

Eugene, OR 97401

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Randall Wyvert Bridges and Vicki Lynn Bridges

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Randall Wyvert Bridges, Vicki Lynn Bridges, and Bradley Bridges, or their successors in trust, as co-Trustees of the Bridges Revocable Trust

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0

Other: Estate Planning Purposes

5. Send tax statements to:

ORS 205.234(1)(e)

Randall and Vicki Bridges

750 Summit Blvd. Springfield, OR 97477

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2024-000916**9. If this instrument is being re-recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of: Taylor K. Gersch

To correct: Legal Description

Previously recorded in Book/Volume

and Page , or as Fee number 2024-000916

Grantors: Randall Wyvert Bridges and Vicki Lynn Bridges

Grantee: Vicki Bridges, Randall Bridges, and Bradley Bridges, or their successors in trust, as co-Trustees of the Bridges Revocable Trust.

Until a change is requested, all tax
statements are to be sent to:
TO REMAIN THE SAME

After recording, return to:
Taylor K. Gersch
Luvaas Cobb
777 High Street, Suite 300
Eugene, OR 97401

WARRANTY DEED

Randall Wyvert Bridges and Vicki Lynn Bridges, Grantors, convey and warrant, to, Vicki Bridges, Randall Bridges, and Bradley Bridges, or their successors in trust, as co-Trustees of the Bridges Revocable Trust, Grantee, the real property situated in Klamath County, Oregon, and more particularly described as follows:

139970 Pine Creek Lp, Crescent Lake, OR 97733:

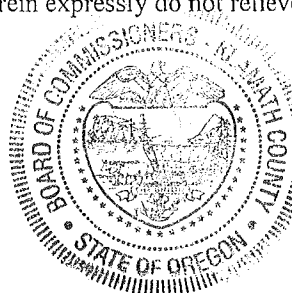
Dot 7, Block 3 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

ALSO: A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian.

Beginning at the southwest corner of Lot 4, Block 4 of Tract No. 1052- Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon plat records, said corner being on the southerly line of said Pine Creek Loop of said plat; thence, Southwesterly along the south line of said Pine Creek Loop (being 60 feet in width) to its intersection with the line between Lots 6 and 7, Block 3 of said plat extended southerly; thence, South 0° 18' 40" West, 290 feet, more or less along the southerly extension of said line to a point on a line 5.0 feet northerly of the north bank of Crescent Creek; thence, Northeasterly along a line 5.0 feet northerly of said bank to a Point on a line which bears South 0° 18' 40" West from the point of beginning; thence, North 0° 18' 40" East, 200 feet, more or less to the point of beginning in Klamath County, Oregon.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantors of any liability or

- 1 - Warranty Deed



STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: February 14, 2024
ROCHELLE LONG, Klamath County Clerk

By: Dora Kessler Deputy

obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is estate planning.

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.

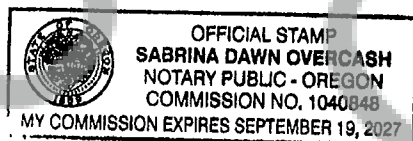
DATED this 8th day of January, 2024.



Randall Wyvert Bridges


Vicki Lynn Bridges

STATE OF OREGON; County of Lane: ss.

This instrument was acknowledged before me on the 8th day of January, 2024, by Randall Wyvert Bridges and Vicki Lynn Bridges, Grantors.




Notary Public for Oregon

Grantors: Randall Wyvert Bridges and Vicki Lynn Bridges

Grantee: Vicki Bridges, Randall Bridges, and Bradley Bridges, or their successors in trust, as co-Trustees of the Bridges Revocable Trust.

Until a change is requested, all tax
statements are to be sent to:
TO REMAIN THE SAME

After recording, return to:
Taylor K. Gersch
Luvaas Cobb
777 High Street, Suite 300
Eugene, OR 97401

WARRANTY DEED

Randall Wyvert Bridges and Vicki Lynn Bridges, Grantors, convey and warrant, to, Vicki Bridges, Randall Bridges, and Bradley Bridges, or their successors in trust, as co-Trustees of the Bridges Revocable Trust, Grantee, the real property situated in Klamath County, Oregon, and more particularly described as follows:

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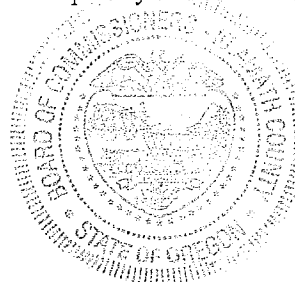
** Delete*
~~Lot 7, Block 3 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.~~

~~Also: A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian.~~

Beginning at the southwest corner of Lot 4, Block 4 of Tract No. 1052-
Crescent Pines, according to the plat thereof recorded in Klamath County,
Oregon plat records, said corner being on the southerly line of Pine Creek
Loop of said plat; thence, Southwesterly along the south line of said Pine
Creek Loop (being 60 feet in width) to its intersection with the line between
Lots 6 and 7, Block 3 of said plat extended southerly; thence, South 0°18'40"
West, 290 feet, more or less along the southerly extension of said line to
a point on a line 5.0 feet northerly of the north bank of Crescent Creek;
thence, Northeasterly along a line 5.0 feet northerly of said bank to a
Point on a line which bears South 0°18'40" East from the point of begin-
ning; thence, North 0°18'40" East, 200 feet, more or less to the point of
beginning in Klamath County, Oregon.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantors of any liability or

- 1 - Warranty Deed



STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: February 14, 2024
ROCHELLE LONG, Klamath County Clerk

By: Lisa Kessler Deputy

obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is estate planning.

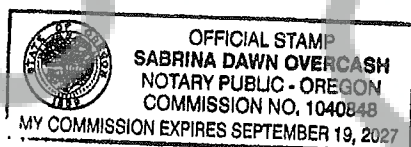
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DATED this 8th day of January, 2024.

Randall Wyvert Bridges Vicki Lynn Bridges
Randall Wyvert Bridges Vicki Lynn Bridges

STATE OF OREGON; County of Lane: ss.

This instrument was acknowledged before me on the 8th day of January, 2024, by Randall Wyvert Bridges and Vicki Lynn Bridges, Grantors.



Sabrina Dawn Overcash
Notary Public for Oregon