

AFTER RECORDING RETURN TO:

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



03/14/2024 10:43:49 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Phillip E. Orella
10340 Yonna Drive
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Phillip E. Orella and Martha L. Orella
As Trustees of the Orella Family Revocable Living Trust dated January 4, 2024
10340 Yonna Drive
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Phillip E. Orella and Martha L. Orella
As Trustees of the Orella Family Revocable Living Trust dated January 4, 2024
10340 Yonna Drive
Bonanza, OR 97623

BARGAIN AND SALE DEED

Phillip E. Orella, hereinafter referred to as grantor, conveys to **Phillip E. Orella and Martha L. Orella, as Trustees of the Orella Family Revocable Living Trust dated January 4, 2024** hereinafter referred to as grantees, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in Government Lot 3, being the NW1/4 of the SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Government Lot 3, said point being South 00°05'06" East, 900.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89°55'49" East, 484.00 feet; thence North 00°05'06" West, 343.16 feet; thence South 89°57'09" East, 792.41 feet to the East line of said Government Lot 3; thence South 00°31'12" East, 40.00 feet; thence North 89°57'09" West, 560.29 feet; thence South 00°31'12" East, 724.00 feet to the South line of said Government Lot 3; thence North 89°57'09" West, 721.92 feet to the Southwest corner of said Government Lot 3; thence North 00°05'06" West, 420.99 feet to the point of beginning.

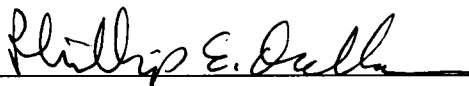
EXCEPTING THEREFROM that portion laying in county road Yonna Drive.

Map Tax Lot Number: 3711-03100-01200
Property ID: 583247

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.

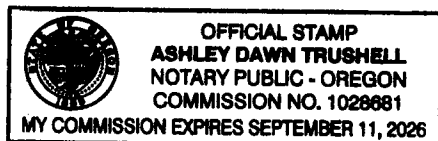
IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of January, 2024.

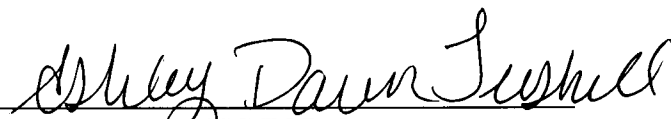
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Phillip E. Orella

STATE OF Oregon; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4th day of January, 2024, by Phillip E. Orella.




NOTARY PUBLIC FOR Oregon
My Commission expires: 9/11/2026