

2024-001965

Klamath County, Oregon



00326088202400019650020026

03/14/2024 03:15:47 PM

Fee: \$87.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON PRESENTING THE ATTACHED
DOCUMENT FOR RECORDING. ANY ERRORS
IN THIS COVER SHEET DO NOT AFFECT
THE TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

Until A Change Is Requested

Send Tax Statements To:

GRANTEE

5017 Laurelwood Drive
Klamath Falls, Oregon 97603

After Recording Return to:

GRANTEE

5017 Laurelwood Drive
Klamath Falls, Oregon 97603

1. Name(s) of the transaction(s):

Re-recorded **WARRANTY DEED - STATUTORY FORM**

2. Direct Party (Grantors):

BRADLEY ALAN RHOADES and DEBORAH RENEE' RHOADES

3. Indirect Party (Grantees):

**BRADLEY RHOADES AND DEBORAH RHOADES, Trustees of the BRADLEY AND
DEBORAH RHOADES TRUST uad 3-13-24**

4. True and Actual Consideration Paid: \$ 0.00

However, the true and actual consideration consists of or includes
other property or value given or promised, which is the whole
consideration being for estate planning purposes.

This document is being re-recorded to correct the legal description
of Parcel 2 in the **WARRANTY DEED** recorded on March 13, 2024 at 2024-
001905. An omitted portion of the legal description ("LESS AND
EXCEPTING THEREFROM the Northerly 400 feet and the Westerly 1035
feet") has been inserted.

5. Rerecorded at the request of Neal G. Buchanan to correct the
Parcel 2 legal description of the **WARRANTY DEED - STATUTORY FORM**
previously recorded in 2024-001905.

Returned at Counter

GRANTOR NAME AND ADDRESS

BRADLEY ALAN RHOADES
DEBORAH RENEE' RHOADES
5017 Laurelwood Drive
Klamath Falls, Oregon 97603

2024-001905

Klamath County, Oregon



00326010202400019050010018

03/13/2024 11:23:34 AM

Fee: \$82.00

GRANTEES NAME AND ADDRESS

BRADLEY RHOADES AND DEBORAH RHOADES
Trustees of the BRADLEY AND
DEBORAH RHOADES TRUST
5017 Laurelwood Drive
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
5017 Laurelwood Drive
Klamath Falls, Oregon 97603

WARRANTY DEED - STATUTORY FORM

BRADLEY ALAN RHOADES and DEBORAH RENEE' RHOADES, Grantors, conveys and warrants to **BRADLEY RHOADES AND DEBORAH RHOADES, Trustees of the BRADLEY AND DEBORAH RHOADES TRUST** uad 3-13-24 Grantees, that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

Parcel 1:

Lot 6, Block 15, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account #573962

Map & Tax Lot #3909-014CA-00800

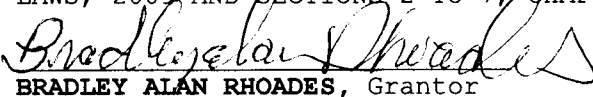
Parcel 2:

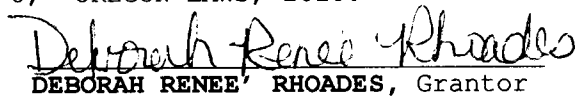
Lot 10, Block 14 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT
LESS AND EXCEPTING THEREFROM the Northerly 400 feet and the Westerly 1035 feet
Account #178300 Map & Tax Lot #3313-02500-03200

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

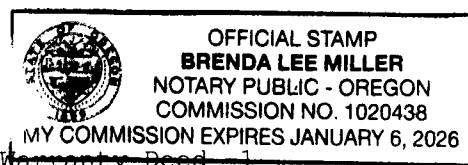
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

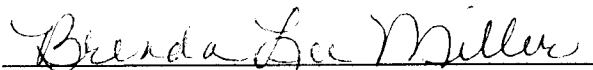

BRADLEY ALAN RHOADES, Grantor


DEBORAH RENEE' RHOADES, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 13th day of March, 2024, by **BRADLEY ALAN RHOADES and DEBORAH RENEE' RHOADES, Grantors.**




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26