

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

Send Tax Statements to:
No Change

2024-002363
Klamath County, Oregon



03/28/2024 01:40:29 PM Fee: \$82.00

BARGAIN AND SALE DEED

Gary McNichols and Mary McNichols, Grantor, conveys to Gary P. McNichols and Mary J. McNichols, as Trustees of the McNichols Joint Trust dated March 22, 2024, Grantee, the following-described real property in Klamath County, Oregon:

Lot 19, Block 21, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Address: 34255 Oregon Shores Dr., Chiloquin, OR 97624
Map & Tax Lot No.: 3507-018DB-03100; Tax Account No.: 243061

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: March 22, 2024.

GRANTOR:

Gary McNichols

Mary McNichols

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on March 22, 2024, the above-named Gary McNichols and Mary McNichols and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon