

Returned at Counter

2024-003318

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00327778202400033180020029

04/30/2024 02:45:23 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Raymond Driscoll & Jan Driscoll
26261 Hwy 140 W
Klamath Falls, OR 97600

GRANTEE'S NAME AND ADDRESS:

Raymond J. Driscoll, Jr. and Jan A. Driscoll
Trustees of The Driscoll Family Revocable
Trust, u.a.d. April 26, 2024
26261 Hwy 140 W
Klamath Falls, OR 97600

SEND TAX STATEMENTS TO:

Raymond J. Driscoll, Jr. and Jan A. Driscoll
Trustees of The Driscoll Family Revocable
Trust, u.a.d. April 26, 2024
26261 Hwy 140 W
Klamath Falls, OR 97600

BARGAIN AND SALE DEED

Raymond Driscoll and Jan Driscoll hereinafter referred to as grantor, conveys to Raymond J. Driscoll, Jr. and Jan A. Driscoll, Trustees of The Driscoll Family Revocable Trust, u.a.d. April 26, 2024, hereinafter referred to as grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:

Lot 20 (20) SUNSET BEACH, according to the duly recorded plat thereof, file in Court House of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING RESERVATIONS: Domestic water shall be used for domestic purposes only. The users of water shall pay for operation and maintenance of the district water system. No home shall contain less than 900 square feet of floor space, exclusive of a garage, and both architecture and workmanship shall not be below FHA specifications. No livestock shall be allowed in the district other than pets, viz, cats and dogs, which shall be kept on the premises of the owner. No residential lot shall in any way be used for commercial purposes, nor shall more than one family unit be placed on one lot. No building shall extend more than 60 feet from the line between the property line and Sunset Drive.

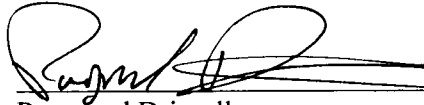
Property ID: 421724
Map Tax Lot: 3808-013BA-00100

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. estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of April, 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.



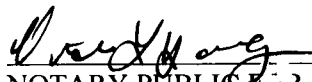
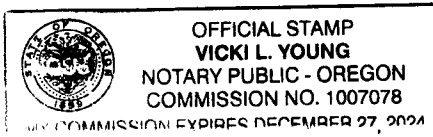
Raymond Driscoll



Jan Driscoll

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of April, 2024, by Raymond Driscoll.

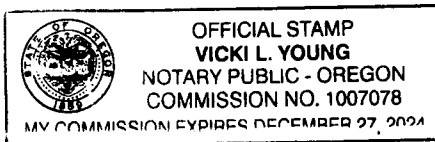


NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-24

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29th day of April, 2024, by Jan Driscoll.



NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-24