

2024-003486

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00327985202400034860020023

05/06/2024 12:30:52 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

George C. Simmons and Janey E. Simmons
2780 Market St.
PO Box 11
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

George Crocker Simmons and Janey Elizabeth Simmons
As Trustees of the Simmons Family Revocable Living Trust dated March 1, 2024
2780 Market St.
PO Box 11
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

George Crocker Simmons and Janey Elizabeth Simmons
As Trustees of the Simmons Family Revocable Living Trust dated March 1, 2024
2780 Market St.
PO Box 11
Bonanza, OR 97623

BARGAIN AND SALE DEED

George C. Simmons and Janey E. Simmons, hereinafter referred to as grantor, conveys to **George Crocker Simmons and Janey Elizabeth Simmons as Trustees of the Simmons Family Revocable Living Trust dated March 1, 2024**, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in vacated Tract 29B, East Bonanza, a duly recorded subdivision, in the NE1/4SE1/4 of Section 10, T39S, R11EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the County Road, said point being S00°29'E 30.00 feet and West 316.00 feet from the E1/4 corner of said Section 10; thence West, along the South line of the said County Road, 284.00 feet; thence S00°29'E, parallel with the East line of said Section 10, 67.97 feet to the North bank of Lost River; thence S63°03'E, along said bank, 235.24 feet; thence S69°23'E, continuing along said bank, 80.62 feet; thence N00°29'W 202.98 feet to the point of beginning.

The above described tract of land contains 0.90 acres, more or less, with the bearings being based on the County Road as being West.

Account: 607631
Tax Map Number: 3911-010D0-00400

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 1 day of March, 2024.

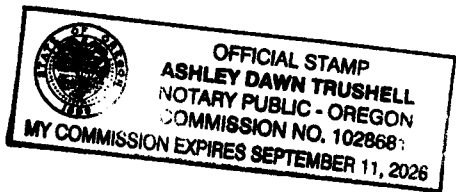
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

George C. Simmons
George C. Simmons

STATE OF OREGON County of KLAMATH) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of March, 2024, by George C. Simmons.

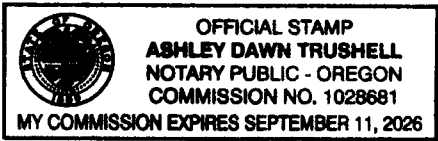


Ashley Dawn Trushell
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/11/2026

George C. Simmons
George C. Simmons

STATE OF OREGON County of KLAMATH) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of March, 2024, by Janey E. Simmons.



Ashley Dawn Trushell
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/11/2026

Janey E. Simmons
Janey E. Simmons