

2024-003875

Klamath County, Oregon



00328461202400038750020028

05/16/2024 02:06:24 PM

Fee: \$87.00

2438 Quince St
Eugene, OR 97404

Grantor's Name and Address

Robert M. Clark and Terri L. Ward, Co-Trustees of the Robert
M. Clark and Terri L. Ward Living Trust, U/A July 9th, 2016
2438 Quince St
Eugene, OR 97404

Grantee's Name and Address

After recording return to:
Robert M. Clark and Terri L. Ward, Co-Trustees of the Robert
M. Clark and Terri L. Ward Living Trust, U/A July 9th, 2016
2438 Quince St
Eugene, OR 97404

Until a change is requested all tax statements
shall be sent to the following address:
Robert M. Clark and Terri L. Ward, Co-Trustees of the Robert
M. Clark and Terri L. Ward Living Trust, U/A July 9th, 2016
2438 Quince St
Eugene, OR 97404

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Terri L. Ward

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert M. Clark and Terri L. Ward, Co-Trustees of the Robert M. Clark and Terri L. Ward Living Trust, U/A July 9th, 2016

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath County, State of Oregon, described as follows, to wit:

LOT THREE IN BLOCK THREE IN DIXON ADDITION #2 TO THE CITY OF KLAMATH FALLS, OREGON.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
MAP 3809-033AB-02400 ACCT #417230

The true consideration for this conveyance is: -0-.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 15 day of May, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

X [Signature]

State of Oregon } ssCounty of Lane } On this 15 day of May, 2024, before me, Debra Lee Seidemann a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Debra Lee Seidemann Notary Public for the State of Oregon Residing at: Eugene Commission Expires: 1/28/2025

