

2024-004543
Klamath County, Oregon

06/05/2024 04:18:02 PM

Fee: \$82.00

Recording Requested By:

Richard C. Stevens
Melody M. Stevens
27 Ross Court
Medford, OR 97501

When Recorded Mail To:

Timothy J. Doherty, Esq.
112 Genessee Street
Medford, OR 97504

Mail Tax Statements To:

Richard C. Stevens, TTEE
Melody M. Stevens, TTEE
27 Ross Court
Medford, OR 97501

(This Space for Recorder's Use)

STATUTORY BARGAIN AND SALE DEED

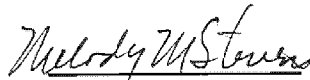
RICHARD C. STEVENS and MELODY STEVENS, Grantors, bargains, sells, and conveys to MELODY M. STEVENS and RICHARD C. STEVENS, as Trustees of the STEVENS FAMILY REVOCABLE TRUST, U/A dated June 5, 2024, hereinafter referred to as "Grantees", all their interest in that real property situated in the County of Klamath, State of Oregon and described as:

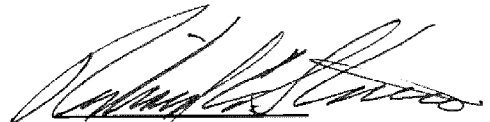
Lot 55, FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$0.00, as it is for estate planning purposes only.

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: June 5, 2024

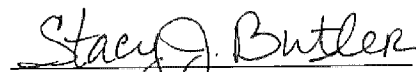

Melody M. Stevens


Richard C. Stevens

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on June 5, 2024 by Melody M. Stevens and Richard C. Stevens..

WITNESS my hand and official seal


Notary Public in and for this state

