

**2024-005674**

**Klamath County, Oregon**

AFTER RECORDING RETURN TO:

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



00330585202400056740020020

07/02/2024 02:03:35 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Jeanine M. Willard and Bruce L. Willard Jr.  
32643 McCartie Lane  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Jeanine Marie Willard and Bruce Levelle Willard Jr.  
As Trustees of the Gagneur Family Revocable Living Trust dated February 22, 2024  
32643 McCartie Lane  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Jeanine Marie Willard and Bruce Levelle Willard Jr.  
As Trustees of the Gagneur Family Revocable Living Trust dated February 22, 2024  
32643 McCartie Lane  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

**Jeanine M. Willard and Bruce L. Willard**, hereinafter referred to as grantor, conveys to **Jeanine Marie Willard and Bruce Levelle Willard Jr., as Trustees of the Willard Family Revocable Living Trust dated February 22, 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:

Beginning at the Southwest corner of the Southeast one quarter of the Northeast one quarter of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, thence running East 1395.5 feet, to a point on the South line of the Northwest one quarter of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 548 feet to a point; thence West 1395.5 feet to a point on the West line of the Southeast one quarter of the Northeast one quarter of said Section 10; thence South along said West line 548 feet to the point of beginning.

Property ID: 604082

Map Tax Lot Number: 3911-01000-00900

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 22 day of February, 2024.

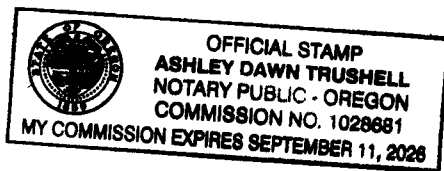
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

Jeanine M. Willard  
Jeanine M. Willard

STATE OF OREGON County of KLAMATH ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of February, 2024, by Jeanine M. Willard.

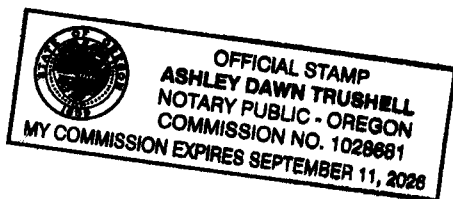


Ashley Dawn Trushell  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/11/2026

Bruce L. Willard  
Bruce L. Willard

STATE OF OREGON County of KLAMATH ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of February, 2024, by Bruce L. Willard.



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