

2024-006419

Klamath County, Oregon



00331463202400064190050054

07/23/2024 11:40:57 AM

Fee: \$102.00

GRANTOR: Justin Luckini

GRANTEE: Justin Ray Luckini and Yalonda Marie Luckini, Trustees
Luckini Family Trust

AFTER RECORDING RETURN TO:

Jeffrey C. Pridgeon
Attorney at Law
515 West Olive Street
Newport, OR 97365

SEND TAX STATEMENTS TO:

Justin Ray Luckini and Yalonda Marie Luckini, Trustees
P.O. Box 2313
Newport, OR 97365

The true consideration for this conveyance: \$-0-, but is made as a transfer into a revocable living trust.

BARGAIN AND SALE DEED - Statutory Form

Justin Ray Luckini, Grantor, conveys to Justin Ray Luckini and Yalonda Marie Luckini, Trustees or their successor in trust as trustee of the Luckini Family Trust, dated July 17, 2024, Grantees, the following described properties situated in Klamath County, Oregon, to wit:

Parcel One: Lot 16 AND 17, Block 1, Tract 117 - College Industrial Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R765201, R765185 MapTaxLot: R-3809-017C0-02300-000, R-3809-017C0-02400-000

Parcel Two: Lot 15, Block 11, SOUTH CHILOQUIN ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. APN: R222495 MapTaxLot: R-3507-003AC-02100-000

Parcel Three: Lot 44, Block 29, of Tract number 1113 OREGON SHORES unit number 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R237041 MapTaxLot: R-3507017CB-05600-000

Parcel Four: Lot 23, in Block 46 of TRACT 1184 OREGON SHORES-UNIT 2-1ST ADDITION as shown on the map filed on November 8, 1978, in volume 21, page 29 of maps in the office of the County Recorder of Klamath County. APN: R239441 MapTaxLot: R-3507-018AB-02700-000

Parcel Five: Lots 19, 20, 21 and 22 in Block 8, First Addition to Sprague River, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R331858, R331821 MapTaxLot: R-3610-014BA-05500-000, R-3610-014BA-05600-000

Parcel Six: Lot 13 and 14, Tract A, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. APN: R313681, R313672 MapTaxLot: R-3606-010BC-01000-000, R-3606-010BC-01100-000

Parcel Seven: The North 40 feet of Lots 604 and 605 in Block 103, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R479547 MapTaxLot: R-3809-033AC-15000-000

Parcel Eight: Klamath Forest Estates, Block 1, Lot 21, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. APN: R260005 MapTaxLot: R-3510-015B0-00900-000


Parcel Nine: THE NORTH 485 FEET OF LOT 6, BLOCK 1, TRACT 1118, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON APN: 210364 & 883432 MapTaxLot: R-3408-03600-00800-000

Parcel Ten: THE NW 1/4 NW 1/4 NW 1/4 OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. APN: 381606-M50580 MapTaxLot: R-3711-00100-00700-000, X-122454

Each of said properties being subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of public record.

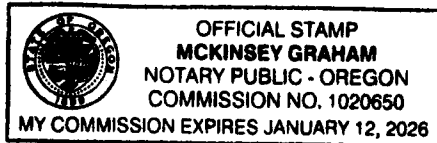
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

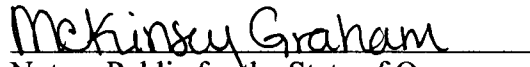
ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Justin Luckini

STATE OF OREGON)
)ss
County of Lincoln)

THIS INSTRUMENT was acknowledged before me on July 17, 2024 by Justin Luckini.




Notary Public for the State of Oregon
My Commission Expires: 1-12-26

AFTER RECORDING RETURN TO:
Justin Ray Luckini and Yalonda Marie Luckini, Trustees
2223 NE Mossy Loop
Toledo, OR 97391

CERTIFICATION OF TRUST

We, Justin Ray Luckini and Yalonda Marie Luckini, co-trustees of the Luckini Family Trust, hereby certify as follows:

(1) The Luckini Family Trust is presently in existence. It was executed on July 17, 2024.

(2) The trustors of the trust are Justin Ray Luckini and Yalonda Marie Luckini, and are the currently acting co-trustees of the trust. Upon the death or incapacity of one co-trustee, the other shall continue to act alone. The successor trustee is Courtney Jeanne Luckini, upon the death or incapacity of both of the acting trustees. The trustee thereafter, upon the death or incapacity of the acting trustee is Madison Marie Luckini.

(3) Under the terms of the trust agreement, the trustee is given powers granted a trustee under the Uniform Trust Code set forth in ORS 130.650 to 130.750 and specifically is granted the power to:

MANAGE AND DISPOSE OF ASSETS. To manage, maintain, improve, lease, grant options on, encumber, sell, exchange, or otherwise dispose of part or all of the trust estate in any manner and on any terms my trustee considers beneficial to the trust estate.

MAKE INVESTMENTS. To invest and reinvest the trust estate in common or preferred stocks, bonds, mutual funds, common trust funds, secured and unsecured obligations, mortgages, and other property, real or personal, which my trustee considers advisable and in the best interest of the trust estate, whether or not authorized by law for the investment of trust funds.

(4) The mailing address of the currently acting trustees is: 2223 NE Mossy Loop
Toledo, OR 97391.

Certification prepared by:
Jeffrey C. Pridgeon
Attorney at Law
515 W. Olive St.
Newport, OR 97365
541-265-2217