

2024-006640

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00331735202400066400040041

07/30/2024 02:10:31 PM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: EDWARD R. STUEDLI,
TRUSTEE OF THE BLACK OAK
RANCH TRUST

Address: 8441 Dehlinger Ln

City, ST Zip: Klamath Falls, OR 97603

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Ed Stuedli

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK RANCH TRUST, uad 04-30-1982

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: EDWARD R. STUEDLI, TRUSTEE OF
THE BLACK OAK
RANCH TRUST

Address: 8441 Dehlinger Ln

City, ST Zip: Klamath Falls, OR 97603

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: APN 4009-00100-00301 and APN 4009-00100-00400

****RE-RECORDED BY THE GRANTOR TO CORRECT THE TRUST DATE OF THE GRANTEE PREVIOUSLY RECORDED AS 2024-005909****

THIS SPACE RESERVED FOR RECORDER'S USE

Ed Stuedli
8441 Dehlinger Ln
Klamath Falls, OR 97603
Grantor's Name and Address

EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-30-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-30-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-30-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603

=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Ed Stuedli**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK RANCH TRUST, uad 04-30-1982**,

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**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$estate planning.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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.

2024-005909

Klamath County, Oregon

Ed Stuedli
8441 Dehlinger Ln
Klamath Falls, OR 97603

Grantor's Name and Address



00330871202400059090030030

07/10/2024 08:58:02 AM

Fee: \$92.00

EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-20-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-20-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK
RANCH TRUST, uad 04-20-1982
8441 Dehlinger Ln
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

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unto **EDWARD R. STUEDLI, TRUSTEE OF THE BLACK OAK RANCH TRUST, uad 04-20-1982**,

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**, State of Oregon, described as follows, to wit:

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However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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 8th day of July, 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.

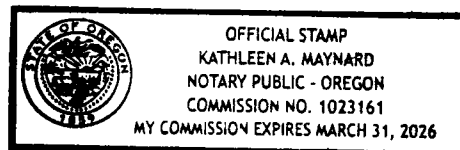
Ed Stuedli
Ed Stuedli

State of Oregon} ss
County of Klamath}

On this 8th day of July, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Ed Stuedli, 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.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

A tract of land situated in the S1/2 NW1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

That portion of the said S1/2 NW1/4 lying Northeasterly of the Union Pacific Railroad and Northwesterly of the USBR "C" Canal.

APN 4009-00100-00400

APN 4009-00100-00301