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AFTER RECORDING RETURN TO:

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Grants Pass OR 97526

2024-006732

Klamath County, Oregon



00331846202400067320010011

08/01/2024 04:06:12 PM

Fee: \$82.00

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

Deborah & Russell Ashdon
PO Box 1371
Chiloquin, OR 97624

BARGAIN AND SALE DEED - STATUTORY FORM

**Deborah M. Ashdon, Trustee of the Warren W. and Julia B. McPherson Revocable Living Trust
u/t/d 10/05/1999, Grantor, conveys to Deborah & Russell Ashdon, Grantees, the following real property
situated in Klamath County, Oregon, to-wit:** *Ashdon*

The West 1/2 SW1/4 NW1/4 of Section 23, Township 34 South, Range 8
East of the Willamette Meridian, Klamath County, Oregon.
TOGETHER WITH that certain easement disclosed in Deed recorded June
13, 1936 in Volume 106, page 468, Deed Records of Klamath County,
Oregon.

Tax Account No: 3408-02300-01200-000

Key No: 206342

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.

The true consideration for this conveyance is \$ None.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A
REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE
OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX
TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE
PROPERTIES DESCRIBED.

DATED this 25th day of July, 2024.

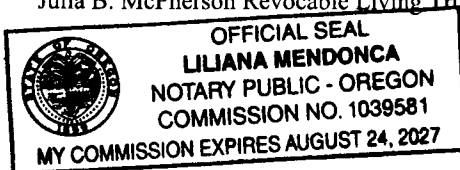
Deborah M Ashdon

Deborah M. Ashdon, Trustee of the Warren W. and Julia B.
McPherson Revocable Living Trust u/t/d 10/05/1999

STATE OF OREGON, County of Klamath) ss.

July 25th, 2024

This instrument was acknowledged before me by Deborah M. Ashdon, Trustee of the Warren W. and
Julia B. McPherson Revocable Living Trust u/t/d 10/05/1999.



[Signature]
Notary Public for Oregon