

THIS SPACE RESERVED FOR RECORDER'S USE

**2024-006733**

**Klamath County, Oregon**



00331847202400067330040049

08/02/2024 08:15:49 AM

Fee: \$97.00

Steven Reynolds and Robert Osborne

640 California Ave

Klamath Falls, OR 97601

Grantor's Name and Address

Steven Anthony Reynolds and Robert Osborne as Trustees of the  
Steven Anthony Reynolds Revocable Trust

640 California Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Steven Anthony Reynolds and Robert Osborne as Trustees of the  
Steven Anthony Reynolds Revocable Trust

640 California Ave

Klamath Falls, OR 97601

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

Steven Anthony Reynolds and Robert Osborne as Trustees of the  
Steven Anthony Reynolds Revocable Trust

640 California Ave

Klamath Falls, OR 97601

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Steven Reynolds and Robert Osborne, with rights of survivorship, each as to an undivided 50% interest,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Steven Anthony Reynolds and Robert Osborne as Trustees of the Steven Anthony Reynolds Revocable Trust dated July 31, 2024,**

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

**\*\*SIGNED IN COUNTERPART\*\***

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.

Returned at Counter

Sheryl Hatcher

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 30<sup>th</sup> 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.

Steven Reynolds  
Steven Reynolds

Robert Osborne  
Robert Osborne

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

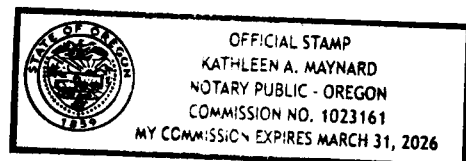
On this \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_ a Notary  
Public in and for said state, personally appeared \_\_\_\_\_, known  
or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that  
he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

\_\_\_\_\_  
Notary Public for the State of  
Residing at:  
Commission Expires:

State of Oregon } ss  
County of Klamath }

On this 31st day of July, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Steven Reynolds, 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



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 30<sup>th</sup> 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.

Steven Reynolds  
Steven Reynolds

Robert Osborne  
Robert Osborne

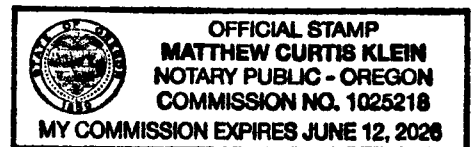
State of Oregon } ss  
County of Deschutes }

On this 1<sup>st</sup> day of August, 2024, before me, Matthew Curtis Klein a Notary Public in and for said state, personally appeared Robert Osborne, 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.

Matthew Curtis Klein

Notary Public for the State of Oregon  
Residing at: 450 NE Windy Knolls Dr. Bend, OR 97701  
Commission Expires: June 12, 2026

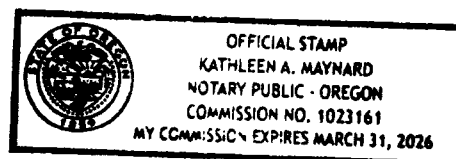


State of Oregon } ss  
County of Klamath }

On this 31st day of July, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Steven Reynolds, 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 portion of Lot 4, Block 104, Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Block 104, Buena Vista Addition; thence South along the Westerly line of California Avenue 50 feet; thence Westerly parallel to and 50 feet distance from the South line of Lot 3 to intersect the East line of Stanford Street (extended); thence Northwesterly along Stanford Street to the Southwesterly corner of said Lot 3; thence Easterly along the Southerly line of said Lot 3 to the place of beginning. The Southerly line of said tract herein conveyed being a straight line running approximately East and West from California Avenue to Stanford Street.

APN 3809-032BC-01300