

2024-006797

Klamath County, Oregon



00331928202400067970020022

08/05/2024 12:05:27 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Matthew S. Edmonds and
Angela Ronnander
34830 Clearview Drive
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Matthew Sean Edmonds and
Angela Jane Ronnander, Trustee of
The Edmonds-Ronnander Revocable
Living Trust, u.a.d. 08/02/2024
34830 Clearview Drive
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Matthew Sean Edmonds and
Angela Jane Ronnander, Trustee of
The Edmonds-Ronnander Revocable
Living Trust, u.a.d. 08/02/2024
34830 Clearview Drive
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Matthew S. Edmonds and Angela Ronnander hereinafter referred to as grantors, conveys to Matthew Sean Edmonds and Angela Jane Ronnander, Trustees of The Edmonds-Ronnander Revocable Living Trust u.a.d. 08/02/2024, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 16, Tract 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

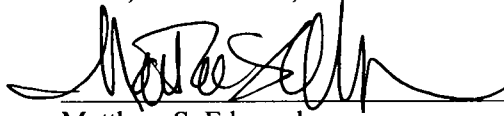
Property ID: 886424
Map Tax Lot: 3507-018BA-01100

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. estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24 day of August, 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.




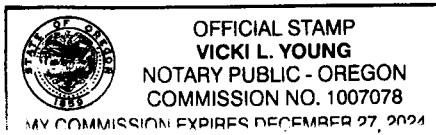
Matthew S. Edmonds



Angela Ronnander


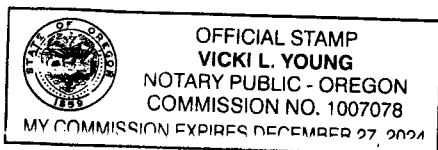
STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2nd day of August, 2024,
by Matthew S. Edmonds.


NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of August, 2024,
by Angela Ronnander.


NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024