

2024-006989**Klamath County, Oregon**

00332175202400069890020023

08/12/2024 02:16:43 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

James R. Hevener
 2545 Orchard Way
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

James Roy Hevener, Trustee of
 the James Roy Hevener Living
 Trust, uad August 9, 2024
 2545 Orchard Way
 Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

James Roy Hevener, Trustee
 2545 Orchard Way
 Klamath Falls, OR 97601

BARGAIN AND SALE DEED

JAMES R. HEVENER, hereinafter referred to as grantor, conveys to **JAMES ROY HEVENER, TRUSTEE OF THE JAMES ROY HEVENER LIVING TRUST, uad August 9, 2024**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 29 in Subdivision of Block 125, of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All that portion of the strip of land lying contiguous to the Northerly boundary of Lot 29, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Volume 38, page 209, filed in the records of Klamath County, State of Oregon.

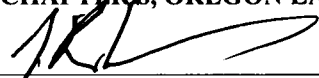
Property ID NO. 481972
 Map Tax Lot NO.: 3809-033AD-03300

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of August, 2024.

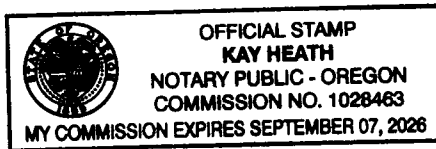
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,


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.


James R. Hevener

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of August, 2024, by James R. Hevener.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026