



After recording return to:
Dennis D. Erickson and Shari B.
Taylor Erickson
141588 Red Cone Drive
Crescent Lake, OR 97733

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

Dennis D. Erickson and Shari B.
Taylor Erickson
141588 Red Cone Drive
Crescent Lake, OR 97733

File No.: 7031-4190432 (wtw)
Date: August 07, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Dennis R. Erickson and Shari B. Erickson, Trustees, or their successors in interest, of The Dennis and Shari Erickson Living Trust, dated August 17, 2020, and any amendments thereto, Grantor, conveys to Dennis D. Erickson and Shari B. Taylor Erickson, as tenants by the entirety, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 23 OF DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$-0-**. (Here comply with requirements of ORS 93.030)

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

FIRST AMERICAN 4196432-BV

APN: **R887010**

Bargain and Sale Deed
- continued

File No.: **7031-4190432 (wtw)**
Date: **08/07/2024**

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.

Dated this 26TH day of AUGUST, 20 24.

The Dennis and Shari Erickson Living Trust

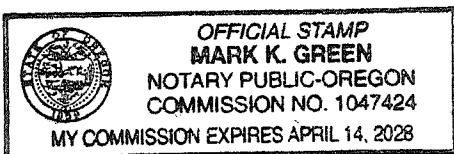
By: [Signature]
Dennis R. Erickson Trustee

The Dennis and Shari Erickson Living Trust

By: [Signature]
Shari B. Erickson Trustee

STATE OF Oregon)
)ss.
County of Klamath DESCRIBES

This instrument was acknowledged before me on this 26TH day of AUGUST, 20 24 by Dennis R. Erickson and Shari B. Erickson as Trustees of The Dennis and Shari Erickson Living Trust, dated August 17, 2020, on behalf of the trust.



[Signature]
Notary Public for Oregon
My commission expires: 4-14-2028