

Returned at Counter

2024-007920

Klamath County, Oregon



00333335202400079200020022

09/10/2024 03:19:26 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Terry L. Guthrie and Denise A. Guthrie,  
Trustees of the Guthrie Family Trust  
P. O. Box 574  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Ray Rohrbacker  
24998 McCulley Rd.  
Malin, OR 97632

SEND TAX STATEMENTS TO:

Ray Rohrbacker  
24998 McCulley Rd.  
Malin, OR 97632

**BILL OF SALE/DEED**

IN CONSIDERATION OF the purchase of property owned by the Guthrie Family Trust (Trust) by Ray Rohrbacker for the sum of \$240,000.00, the Trust hereby grants, bargains, sells, transfers, and delivers to Ray Rohrbacker the following buildings, fixtures, and personal property situated on a parcel of land owned by Union Pacific Railroad Company (Union Pacific) in Klamath County, Oregon, commonly known as 22887 S Merrill Road, Merrill, Oregon 97633 (Tax Lot: 4110-01200-01500):

Buildings located at 22887 S Merrill Road, Merrill, Oregon:

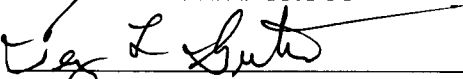
- 40' X 200' frame wood building
- Metal storage buildings

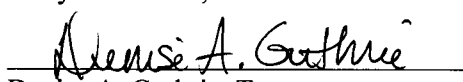
The Trust and Ray Rohrbacker agree and acknowledge that the described improvements are subject to a Union Pacific Railroad Lease referenced by Lease Folder No. 1490-68.

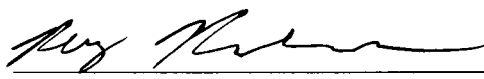
In connection with the described assets, the Trust expressly disclaims all warranties, either expressed or implied, including but not limited to, any implied warranty of merchantability or fitness for a particular purpose. The Trust neither assumes nor authorizes any other person to assume for them any liability in connection with the sale and transfer of the referenced assets. The Trust's disclaimer of warranties contained in this Bill of Sale/Deed does not affect in any manner, the terms of any warranty from manufacturer or supplier of said assets that may be applicable. The assets are sold and transferred in their "AS IS" condition.

DATED effective the 12<sup>th</sup> day of March, 2024.

GUTHRIE FAMILY TRUST

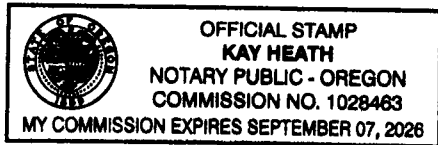
  
Terry L. Guthrie, Trustee

  
Denise A. Guthrie, Trustee

  
Ray Rohrbacker

STATE OF OREGON; County of Klamath ) ss.

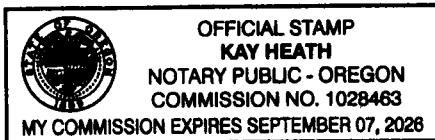
THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of ~~August~~ <sup>SEPT</sup>, 2024, by Terry L. Guthrie as Trustee of the Guthrie Family Trust.



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

STATE OF OREGON; County of Klamath ) ss.

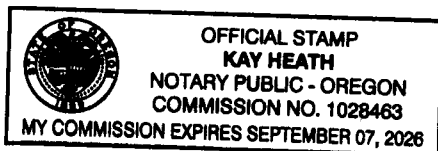
THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of ~~August~~ <sup>SEPT.</sup>, 2024, by Denise A. Guthrie as Trustee of the Guthrie Family Trust.



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

STATE OF OREGON; County of Klamath ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of ~~August~~ <sup>SEPT</sup>, 2024, by Ray Rohrbacker.



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