

After Recording Return To:

Ryan E. Haan
PO Box 667
Albany, OR 97321

Grantor's Name and Address:

Cole A. Van Essen and Ashley J. Van Essen
11524 Ruger Road
Klamath Falls, OR 97601

Grantee's Name and Address:

Cole A. Van Essen and Ashley J. Van Essen, Trustees of
the Cole and Ashley Van Essen Trust, dated September
12, 2024
11524 Ruger Road
Klamath Falls, OR 97601

Send Tax Statements To:

Cole A. Van Essen and Ashley J. Van Essen, Trustees
11524 Ruger Road
Klamath Falls, OR 97601

Assessor's Account Nos. R896658 and R891449

BARGAIN AND SALE DEED

Cole A. Van Essen and Ashley J. Van Essen, husband and wife, hereinafter referred to as Grantor, for the consideration hereinafter stated, do hereby convey unto Cole A. Van Essen and Ashley J. Van Essen, as Trustees of and for the benefit of the Cole and Ashley Van Essen Trust, dated September 12, 2024, hereinafter referred to as Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, as set forth in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (estate planning).

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.

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 on September 12, 2024.



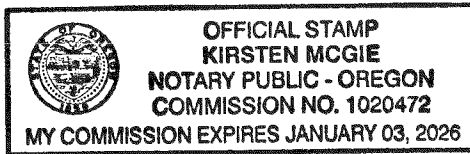
Cole A. Van Essen



Ashley J. Van Essen

STATE OF OREGON)
) ss.
County of Linn)

This instrument was acknowledged before me on September 12, 2024 by Cole A. Van Essen and Ashley J. Van Essen, as Grantor.


Notary Public for Oregon

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EXHIBIT "A"

PARCEL I (Tax ID No. R896658) (11524 Ruger Road, Klamath Falls, OR 97601)

Parcel 2 of Land Partition 72-07, being a re-plat of Parcel 2 of Land Partition 10-04, in the Southwest ¼ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

Together with an area of land in the Southwest ¼ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of Parcel 2 of Land Partition 72-07, in the Southwest ¼ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North 88°02'52" West along the North line of the Southwest 1/4 of said section 100.00 feet to a point; thence South 00°58'09" West 100.00 feet to a point; thence South 32°25'01" East 181.70 feet to a point; thence North 00°58'09" East 250.00 feet to the point of beginning.

PARCEL II (Tax ID No. R891449) (West Property)

Parcels 1 of Land Partition 72-07 being a replat of Parcel 2 of Land Partition 10-04 situated in the SW 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on October 13, 2008 in Volume 2008-014028, Microfilm Records of Klamath County, Oregon.

Excepting therefrom an area of land in the Southwest 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of Parcel 2 of Land Partition 72-07, in the Southwest 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North 88°02'52" West along the North line of the Southwest 1/4 of said section 100.00 feet to a point; thence South 00°58'09" West 100.00 feet to a point; thence South 32°25'01" East 181.70 feet to a point; thence North 00°58'09" East 250.00 feet to the point of beginning.