

2024-008602

Klamath County, Oregon



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10/02/2024 01:54:05 PM

Fee: \$92.00

**BARGAIN AND SALE DEED
TO TRUSTEE OF REVOCABLE TRUST**

GRANTOR'S NAME AND ADDRESS:

Roger Alan Sperle
Katherine Elizabeth Sperle
1134 Foots Creek Road
Gold Hill OR 97525

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:**

Roger Alan Sperle
Katherine Elizabeth Sperle
1134 Foots Creek Road
Gold Hill OR 97525

GRANTEE'S NAME AND ADDRESS:

Roger A. Sperle, Trustee
Katherine E. Sperle, Trustee
1134 Foots Creek Road
Gold Hill OR 97525

AFTER RECORDING RETURN TO:

Rebecca Peterson, Attorney at Law
247 NW "E" Street
Grants Pass, OR 97526

CONSIDERATION:

The true and actual consideration paid for this transfer stated in the terms of dollars is NONE. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

GRANTOR:

Roger Alan Sperle and Katherine Elizabeth Sperle

GRANTEE:

Trustee of the Roger A. and Katherine E. Sperle Revocable Trust, which trustees are Roger A. Sperle and Katherine E. Sperle, as co-trustees, and any successor trustees of said Trust, which trust has been created pursuant to the Roger A. and Katherine E. Sperle Revocable Trust Agreement of September 20, 2024, and the assigns of any said Trustees and of Successor Trustees of said trust.

PROPERTY:

The "Property" referred to herein is that real property with the tenements, hereditaments and appurtenances there unto belonging to or in any ways appertaining (including but not limited to all easements appurtenant thereto), commonly known as 18803 Alpine Breeze Way, Crescent Lake, Klamath County, Oregon, and more particularly described as:

**LOT 22 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.**

CONVEYANCE:

Grantor does hereby grant, bargain, sell and convey the Property to Grantee for the consideration herein stated.

HABENDUM:

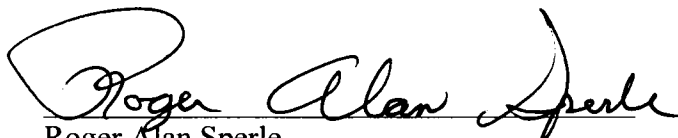
TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever.

STATEMENT REQUIRED BY ORS 93.040:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 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 SECTION 2 TO 7, CHAPTER 1, OREGON LAWS 2010. 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, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

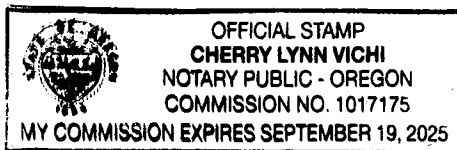
IN WITNESS WHEREOF, Grantors have executed this instrument this 20 day of September, 2024.

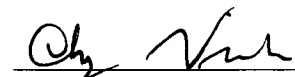

Roger Alan Sperle


Katherine Elizabeth Sperle

State of Oregon)
) ss.
County of Josephine)

The foregoing instrument was acknowledged before me this 20 day of September, 2024, by Roger A. and Katherine E. Sperle.




Notary Public, State of Oregon
Expires: 9-19-2025