

Grantor:

Ralph A. Carestia and Betty Jo Carestia
8413 Rockinghorse Ln.
Klamath Falls, OR 97603



00334564202400089580010014

10/15/2024 11:51:23 AM

Fee: \$82.00

Grantee:

Ralph A. Carestia and Betty Jo Carestia, Trustees
R and B Carestia Trust
8413 Rockinghorse Ln.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Ralph A. Carestia and Betty Jo Carestia, Grantors, convey to Ralph A. Carestia and Betty Jo Carestia, Trustees, or successors in trust, of the R and B Carestia Trust dated September 23, 2024, Grantee, the following described real property situated in Klamath County, State of Oregon:

Lot 1 in block 3 of ROLLING HILLS SUBDIVISION-TRACT NO. 1099, according to the official plat thereof on file in the office of the county Clerk of Klamath County.

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this deed is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death or incapacity of both initial trustees, Kimberly Ann Carestia of Prineville, OR becomes the trustee.

Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: 8413 Rockinghorse Ln., Klamath Falls, OR 97603.

DATED this 23rd day of September, 2024.

Ralph A. Carestia

Betty J. Carestia

STATE OF OREGON)
) ss.
County of Deschutes)

On this 23rd day of September, 2024, personally appeared the above named Ralph A. Carestia and Betty J. Carestia and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

RECORD AND RETURN TO:
TWO SPRUCE LAW P.C.
204 SE Miller Avenue
Bend, OR 97702

