

AFTER RECORDING RETURN TO:
Christopher L. Cauble
CAUBLE & WHITTINGTON LLP
Attorneys at Law
111 SE Sixth St.
Grants Pass OR 97526

2024-009118
Klamath County, Oregon
10/18/2024 03:36:01 PM
Fee: \$82.00

Until a change is requested, all tax statements shall be sent to the following address:
Deborah & Russell Ashdon
PO Box 1371
Chiloquin, OR 97624

BARGAIN AND SALE DEED - STATUTORY FORM

Deborah & Russell Ashdon, Grantor, conveys to, Russell R. Ashdon Jr., and Deborah M. Ashdon, as Trustees of The Russell R. Ashdon Jr and Deborah M. Ashdon Joint Revocable Living Trust u/t/d 2/10/2006, as restated, Grantees, the following real property situated in Klamath County, Oregon, to-wit:

The West 1/2 SW1/4 NW1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.
TOGETHER WITH that certain easement disclosed in Deed recorded June 13, 1936 in Volume 106, page 468, Deed Records of Klamath County, Oregon.

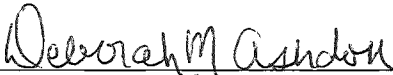
Tax Account No: 3408-02300-01200-000 Key No: 206342

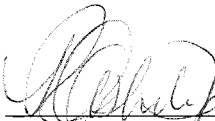
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

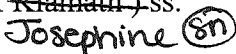
The true consideration for this conveyance is \$ None.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTIES DESCRIBED.

DATED this 18th day of October, 2024.

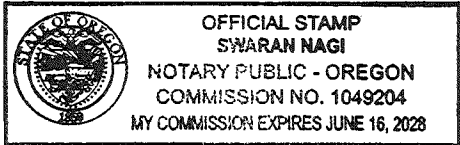

Deborah M. Ashdon


Russell Ashdon

STATE OF OREGON, County of ~~Klamath~~ ss. 

October 18, 2024

This instrument was acknowledged before me by Deborah M. Ashdon and Russell Ashdon.




Notary Public for Oregon