

2024-009396

Klamath County, Oregon



00335092202400093960030038

10/29/2024 09:12:36 AM

Fee: \$92.00

Grantor's Name and Address

TERESA JO CHERRY
1461 WINCHESTER AVENUE
MCKINLEYVILLE, CA 95519

Grantee's Name and Address

DEAN HARLAND CHERRY and
TERESA JO CHERRY, Trustees
1461 WINCHESTER AVENUE
MCKINLEYVILLE, CALIFORNIA 95519

After recording, return to:

TERESA JO CHERRY
1461 WINCHESTER AVENUE
MCKINLEYVILLE, CA 95519

**Until requested otherwise, send all tax
statements to:**

TERESA JO CHERRY
1461 WINCHESTER AVENUE
MCKINLEYVILLE, CALIFORNIA 95519

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that TERESA JO CHERRY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, DEAN HARLAND CHERRY and TERESA JO CHERRY as Trustees of the Dean and Teresa Cherry Trust dated December 9, 2022, (as the separate property of TERESA JO CHERRY), hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of October, 2024; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Teresa Jo Cherry
TERESA JO CHERRY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Humboldt)

On October 23rd, 2024, before me, Nicole Doan, Notary Public, personally appeared TERESA JO CHERRY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Doan

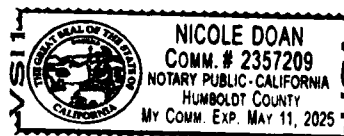


EXHIBIT "A"

Tax Account #: 120826

The easterly 85.75 feet of Lots 3 and 4 of Block 29, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, the following:

Beginning at a point 30 feet East of the Southwest corner of Lot 4, Block 29, City of Merrill; thence continuing Easterly along the South line of said Block 29 a distance of 29 feet and 11 inches; thence Northerly and parallel to the East line of said Block 29 a distance of 125 feet; thence Westerly along the North line of Lot 3, Block 29, a distance of 30 feet 3 inches; thence Southerly a distance of 125 feet to the point of beginning.

Tax Account #630589

Lots 5 and 6, Block 5, and vacated 30 feet Pasadina Avenue, West Lake Park Addition to Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.