

Grantor:
Raymond Edward and Christine Lee Struve
10437 W. Langell Valley Road
Bonanza, OR 97623

Grantee:
Raymond Edward and Christine Lee Struve
Joint Revocable Living Trust UTA 11/14/2024
10437 W. Langell Valley Road
Bonanza, OR 97623

After recording, return and send tax statements to:
Raymond Edward and Christine Lee Struve
Joint Revocable Living Trust UID 11/14/2024
10437 W. Langell Valley Road
Bonanza, OR 97623

2024-010136

Klamath County, Oregon



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11/21/2024 08:52:08 AM

Fee: \$92.00

BARGAIN AND SALE DEED

Know all by these presents that Raymond Edward and Christine Lee Struve, Grantors, convey their interest to RAYMOND EDWARD AND CHRISTINE LEE STRUVE, TRUSTEES OF THE RAYMOND EDWARD AND CHRISTINE LEE STRUVE REVOCABLE LIVING TRUST UTA November 14, 2024, Grantee, the real property described below in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

Unsurveyed Parcel 1 of Land Partition 17-21 situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 5, Township 40 South, Range 13 East of the Willamette Meridian, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath county, Oregon being more particularly described as follows:

NE $\frac{1}{4}$ of SW $\frac{1}{4}$ EXCEPT THAT PORTION conveyed to F.D. Histon by deed recorded October 27, 1952 in Volume 257 at page 379, Deed Records of Klamath County, Oregon; and NW $\frac{1}{4}$ SE $\frac{1}{4}$ and a strip of land 6 chains and 66 links wide off the North lines of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 32, Township 39 South of Range 12 East of the Willamette Meridian, together with that property conveyed to Claude H. Brown and Eva M. Brown by John McFall and Mattie McFall by Deed recorded in Volume 200 of Deeds, on page 189, Records of Klamath County, Oregon, but less the land conveyed by said Browns to said McFall by Deed of record in Volume 200 of Deeds, at page 187 of said Deed Records; also excepting any portion of the above described land heretofore conveyed to the United States of America.

ALSO beginning at the Northeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ (also described as Lot 1) of Section 5, Township 40 South, Range 13 East of Willamette Meridian; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence south 0°1' West 482 feet, more or less, to the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence North 1,316 feet, more or less, to point of beginning. Less any portion of the above described lands heretofore conveyed to the United States.

EXCEPTING THEREFROM that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 5, Township 40 South, Range 13 East of the Willamette Meridian, lying North and East of the Langell Valley Irrigation District West Canal.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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 2007.

Returned at Counter

Diana Bettles

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 PROIPERTY 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 DEFIND IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 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, ORGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

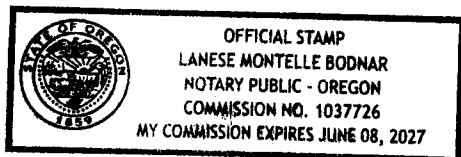
Dated this 14 day of November, 2024.

Raymond Edward Struve
Raymond Edward Struve, Grantor

Christine Lee Struve
Christine Lee Struve, Grantor

STATE OF OREGON)
) ss.
County of KLAMATH)

On this 14 day of November, 2024, the foregoing instrument was acknowledged before me by Raymond Edward Struve and Christine Lee Struve.



Lane Bodnar
Notary Public for Oregon
My Commission Expires: 06/08/2027

Certification and Memorandum of Trust

We, RAYMOND EDWARD STRUVE and CHRISTINE LEE STRUVE, acting Trustors of the RAYMOND EDWARD and CHRISTINE LEE STRUVE JOINT REVOCABLE LIVING TRUST, make this certification pursuant to Oregon Statute.

1. *Trust.* The RAYMOND EDWARD and CHRISTINE LEE STRUVE *REVOCABLE LIVING TRUST* is presently in existence. It was executed on November 14, 2024.

2. *Trustor and Trustee.* The Trustors are RAYMOND EDWARD STRUVE and CHRISTINE LEE STRUVE. The currently acting Trustees are RAYMOND EDWARD STRUVE and CHRISTINE LEE STRUVE.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustees' mailing address is 10437 W. Langell Valley Road, Bonanza, Oregon 97623.

5. *Trust Revocable.* The Trust is revocable. Only the Trustors can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustors only.


7. *Successor Trustee.* The successor Trustees are RAYMOND EDWARD STRUVE and CHRISTINE LEE STRUVE.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustors.

9. *Manner in Which Title is Taken.*, Title should be taken as RAYMOND EDWARD and CHRISTINE LEE STRUVE Joint Revocable Living Trust, under agreement dated November 14, 2024.

10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

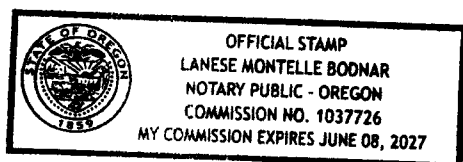
Dated this 14 day of November 2024.

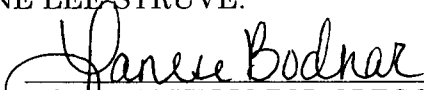

RAYMOND EDWARD STRUVE, Trustee


CHRISTINE LEE STRUVE, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 14 day of November, 2024 by RAYMOND EDWARD STRUVE and CHRISTINE LEE STRUVE.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 06/08/2027