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12/09/2024 12:47:15 PM

Fee: \$87.00

After Recording, return to:

Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

David W. Braxling and
Julie A. Braxling, Co-Trustees
Braxling Trust
P.O. Box 454
Sheridan, OR 97378

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **DAVID WAYNE BRAXLING and JULIE ANN BRAXLING**, husband and wife, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DAVID W. BRAXLING and JULIE A. BRAXLING, CO-TRUSTEES OF THE BRAXLING TRUST U/A DATED DECEMBER 5, 2024**, including any amendments thereto, or to such successor trustee(s) of such trusts created under such instruments as may hereafter be appointed, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

For legal description see Exhibit "A" attached hereto, incorporated by reference and made a part of this instrument.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is a transfer of assets to a trust and is made for estate planning purposes.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to business, other entities and to individuals.

IN WITNESS WHEREOF the undersigned have executed this instrument this 5 day of December, 2024.

GRANTOR:



DAVID WAYNE BRAXLING

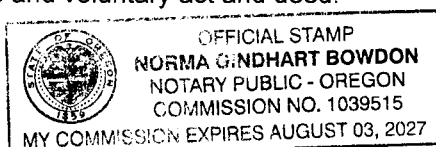
GRANTOR:

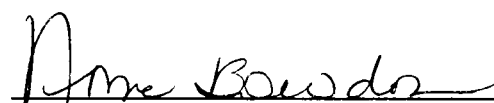


JULIE ANN BRAXLING

STATE OF OREGON)
) ss.
County of Yamhill)

On this 5th day of December, 2024, personally appeared before me the above-named **DAVID WAYNE BRAXLING and JULIE ANN BRAXLING**, who acknowledged the within instrument to be their true and voluntary act and deed.





Notary Public for Oregon

L:\Estate Planning\Braxling, David W. & Julie A. - 12300.001\Assets\Bargain and Sale Deed-Klamath Co

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 9 in Block 12, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions, restrictions and/or easements, or other encumbrances, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Informational Note 1:

The above described property is also identified as site address, 124103 Two Rivers Rd., Crescent Lake, OR 97733. (Klamath County, Oregon. Tax/Map #R-2607-001B0-12200-000. Account #163646.)