

2025-000073

Klamath County, Oregon



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01/06/2025 12:26:09 PM

Fee: \$92.00

Returned at Counter

Vern Scott Phillips

5917 Independence Ave

Klamath Falls, OR 97603

Grantor's Name and Address

Vern Scott Phillips, Trustee of the Vern "Scott" Phillips

Revocable Trust dated January 06, 2025

5917 Independence Ave

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Vern Scott Phillips, Trustee of the Vern "Scott" Phillips

Revocable Trust dated January 06, 2025

5917 Independence Ave

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Vern Scott Phillips, Trustee of the Vern "Scott" Phillips

Revocable Trust dated January 06, 2025

5917 Independence Ave

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Vern Scott Phillips**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Vern Scott Phillips, Trustee of the Vern "Scott" Phillips Revocable Trust dated January 06, 2025**,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is ESTATE PLANNING.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

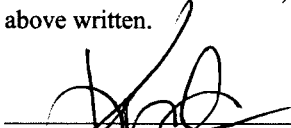
In Witness Whereof, the grantor has executed this instrument this 6 day of January, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Vern Scott Phillips

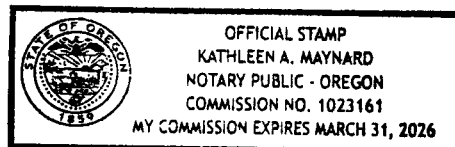
State of Oregon} ss
County of Klamath}

On this 6 day of January, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Vern Scott Phillips, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



LEGAL DESCRIPTION
EXHIBIT "A"

Parcel 1

Lot 1 Block 3, SECOND ADDITION TO VALLEY VIEW - TRACT NO. 1036, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-012BB-01500

Parcel 2

Lot 10 in Block 7 of CYPRESS VILLA, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-012CC-04900

Parcel 3

A parcel of land lying in the NW1/4 NW1/4 of Section 12, Township 39 South; Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 1, FIRST Addition to Valley View: thence South 26°34'18" East 144.64 feet to a 1/2 inch iron pin; thence North 310 feet more or less to the South line of Hilyard Avenue right of way thence South 87°46'00" West along said Southerly line to a point that is North 87°46'00" East 196.73 feet from the Northeast corner of Lot 1, Block 3, Valley View; thence South 22°28'02" East 107.31 feet to a 1/2 inch iron pin; thence South 51°26'27" East 78.20 feet to a 1/2 inch iron pin; thence South 89°49'30" East 454.40 feet to the point of beginning.

APN 3909-012BB-00101

Parcel 4

That portion of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows: That part of the W1/2 W1/2 NE1/4 SE1/4 lying North of the Sycan River.

APN 3512-00800-01200