

2025-000088

Klamath County, Oregon



00337411202500000880020022

01/06/2025 03:44:51 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
2769 Ivan Lane
Klamath Falls, OR 97603

Send tax statements to:

Mel and Renée Ferguson Trust
2769 Ivan Lane
Klamath Falls, OR 97603

BILL OF SALE / DEED

For adequate consideration and for purposes of estate planning Melvin D. Ferguson and Renée M. Ferguson, tenants by the entirety, husband and wife, Grantors, grant, convey, sell, transfer and deliver to Melvin D. Ferguson and Renée M. Ferguson, Trustees of the Mel and Renée Ferguson Trust uad December 31, 2024, Grantee, the improvements and other fixtures and tangible personal property situated on the following described property:

Lot 24, Block F, Lake of the Woods Tracts and associated lake
dock and tangible personal property

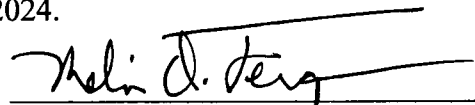
The property granted, conveyed, sold, transferred and delivered to Melvin D. Ferguson and Renée M. Ferguson, Trustees of the Mel and Renée Ferguson Trust uad December 31, 2024 pursuant to this Bill of Sale / Deed is as follows:

- 930 square foot stick frame built cabin together with interior and exterior improvements.
- Outbuildings including pumps, piping and electrical for a domestic water system, property storage and an outhouse.
- All tangible personal property in the interior and exterior of the cabin including but not limited to furniture, beds, dishwares, utensils, rugs, lamps, deck furniture, water toys, etc.
- Interest in a community boat dock.

It is recited that the property listed is either personal property or fixtures. Grantors and Grantee agree and acknowledge that the described improvements are subject to a U.S. Department of Agriculture, Forest Service, Term Special Use Permit for Recreation Residences authorized by an Act of March 4, 1915, 16 U.S.C. 497 and amendments thereto.

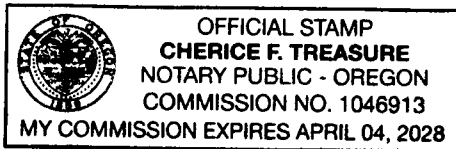
Melvin D. Ferguson and Renée M. Ferguson, personally covenant and agree that they are the owners of the above described property and improvements and said property and improvements are free from encumbrances and they each have the right and authority to grant, convey, sell, transfer and deliver the same.

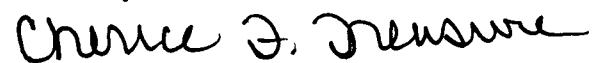
Dated effective this 31st day of December, 2024.

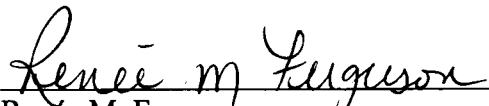

Melvin D. Ferguson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 31, 2024, by Melvin D. Ferguson.

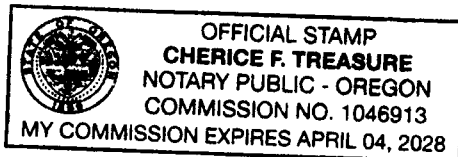




Notary Public - State of Oregon
My commission expires: 4-4-2028


Renée M. Ferguson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 31, 2024, by Renée M. Ferguson.




Notary Public - State of Oregon
My commission expires: 4-4-2028