

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL
BE SENT TO:

George Simeonov, Trustee
Eva S. Simeonov, Trustee
1420 Commerce Way
Woodburn, OR 97071

WHEN RECORDED RETURN TO:

George Simeonov, Trustee
Eva S. Simeonov, Trustee
1420 Commerce Way
Woodburn, OR 97071

STATUTORY BARGAIN AND SALE DEED

GEORGE SIMEONOV and EVA SIMEONOV, Grantors, hereby grant, bargain and convey to GEORGE SIMEONOV and EVA S. SIMEONOV, as Co-Trustees of the SIMEONOV FAMILY TRUST, dated October 29, 2024, Grantees, the following described real property free of encumbrances except as may currently exist on such property, located in Klamath County, Oregon, and legally described as:

PARCEL 1:

EAST HALF OF LOT 17, LESS 15 FOOT ROADWAY OFF NORTH SIDE OF SAID LOT 17 OF SECTION 7, TOWNSHIP 35 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 2:


THE WEST 198 FEET OF LOT 13, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN.

True and actual consideration for this conveyance is \$0 plus other good and valuable consideration (for estate planning purposes).

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

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

Dated this 29th day of October, 2024.


GEORGE SIMEONOV

Eva Simeonov
EVA SIMEONOV

STATE OF OREGON)
) ss.
County of Clackamas)



OFFICIAL STAMP
AMY JO HARRISON
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 1031610
 MY COMMISSION EXPIRES DECEMBER 12, 2026

Notary Public - State of Oregon