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02/18/2025 10:39:13 AM

Fee: \$92.00

**BARGAIN AND SALE DEED
TO TRUSTEE OF REVOCABLE TRUST**

GRANTOR'S NAME & ADDRESS:

Sandra K. Byers
543 Clay Street East, Unit 14
Monmouth, OR 97361

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

Sandra K. Byers, Trustee
543 Clay Street East, Unit 14
Monmouth, OR 97361

GRANTEE'S NAME & ADDRESS:

Sandra K. Byers, Trustee
543 Clay Street East, Unit 14
Monmouth, OR 97361

AFTER RECORDING RETURN TO:

Penna & James, LLC
1206 Main Street East
Monmouth, OR 97361

CONSIDERATION:

The true and actual consideration paid for this transfer stated in terms of dollars, is NONE. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

GRANTOR:

Sandra K. Byers

GRANTEE:

Trustee of the S. K. Byers Trust Agreement, which Trustee is Sandra K. Byers, and any Successor Trustees of said Trust, which Trust has been created pursuant to the "S. K. Byers Trust Agreement" of February 6th, 2025, and the assigns of any said Trustee and of any Successor Trustee of said trust.

PROPERTY:

The "Property" referred to herein is that real property with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated at County of Klamath, State of Oregon, as described below:

See Attached Exhibit "A"

CONVEYANCE:

Grantor^{does} ~~do~~ hereby grant, bargain, sell and convey all such Grantor~~s~~ interest in the Property to Grantee for the consideration herein stated.

STATEMENT REQUIRED BY ORS 93.040:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF THIS 2007 ACT. 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 APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF THIS 2007 ACT.

IN WITNESS WHEREOF, Grantor has executed this instrument this 6th day of February, 2025.

Sandra Kathleen Byers
Sandra K. Byers

STATE OF OREGON)
 :SS.
County of Polk)

This instrument was acknowledged before me on the 6 day of February, 2025 by Sandra K. Byers.

Catherine A. Furman
Notary Public of Oregon

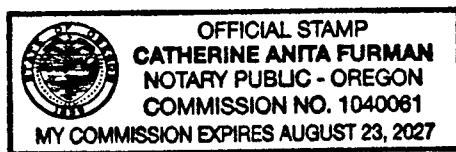


Exhibit 'A'

Lot 1 and 2, Block 14, Second Addition to Nimrod River Park, in the County of Klamath, State of Oregon. And; Lot 3, Block 14, Second Addition to Nimrod River Park, Klamath County, Oregon.