

2025-001297

Klamath County, Oregon



00338911202500012970030038

02/24/2025 01:31:51 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
 Parks & Ratliff, P.C.
 620 Main Street
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Donald Craig Gentry and
 Mary Elizabeth Gentry
 P. O. Box 96
 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Donald Craig Gentry and
 Mary Elizabeth Gentry, Trustees of the
 Gentry Family Living Trust, uad 10-30-2022
 P. O. Box 96
 Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Donald Craig Gentry and
 Mary Elizabeth Entry, Trustees
 P./ O. Box 96
 Chiloquin, OR 97624

BARGAIN AND SALE DEED

DONALD CRAIG GENTRY and MARY ELIZABETH GENTRY, as Tenants by the Entirety, hereinafter referred to as grantor, conveys to **DONALD CRAIG GENTRY and MARY ELIZABETH GENTRY, TRUSTEES OF THE GENTRY FAMILY LIVING TRUST, uad 10-31-2022** hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

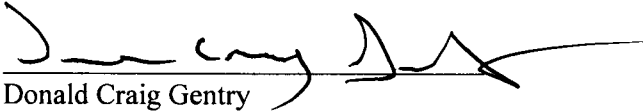
(See Exhibit "A" attached hereto and incorporated herein by reference.)

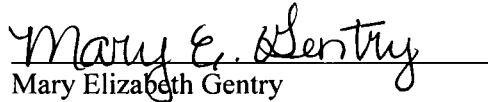
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes

IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of February, 2025.

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,

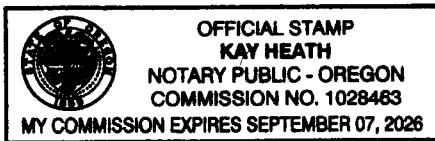
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

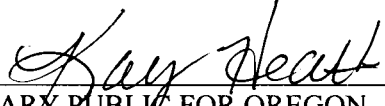

Donald Craig Gentry


Mary Elizabeth Gentry

STATE OF OREGON, County of Klamath) ss.

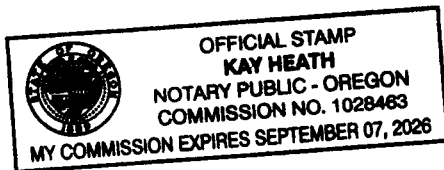
THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of February, 2025, by Donald Craig Gentry.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of February, 2025, by Mary Elizabeth Gentry.



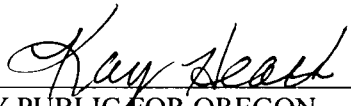

NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

EXHIBIT "A:

**Attached to and made a part of that certain
Bargain and Sale Deed wherein
Donald Craig Gentry and
Mary Elizabeth, Gentry, as Tenants by the Entirety,
are Grantor, and
Donald Craig Gentry and Mary Elizabeth Gentry,
Trustees of the Gentry Family Living Trust,
dated October 31, 2022,
is Grantee**

LEGAL DESCRIPTION

UNSURVEYED PARCEL 1 OF "LAND PARTITION 26.06", SITUATED IN THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ AND NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 7, THE NW $\frac{1}{4}$ AND NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 7 AND 8; THENCE S89°42'07"E, ALONG THE EAST-WEST CENTERLINE OF THE NW $\frac{1}{4}$ OF SAID SECTION 8, 659.17 FEET TO THE C-W-NW 1/64 CORNER OF SAID SECTION 8; THENCE N00°07'47"E, ALONG THE NORTH-SOUTH CENTERLINE OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 8, 1316.41 FEET TO THE W-W 1/64 CORNER COMMON TO SECTION 5 AND SAID SECTION 8; THENCE S89°36'11"E, ALONG THE NORTH LINE OF SAID SECTION 8, 1978.64 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 8; THENCE S00°10'42"W, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8, 1313.21 FEET TO THE C-N 1/16 CORNER OF SAID SECTION 8; THENCE N89°42'07"W, ALONG THE EAST-WEST CENTERLINE OF THE NW $\frac{1}{4}$ OF SAID SECTION 8, 1318.35 FEET TO THE NW 1/16 CORNER OF SAID SECTION 8; THENCE S00°08'46"W, ALONG THE NORTH-SOUTH CENTERLINE OF THE W $\frac{1}{2}$ OF SAID SECTION 8, 1650.52 FEET TO A POINT; THENCE WEST 2639.83 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE EAST 1/2 OF SAID SECTION 7; THENCE N00°07'15"E, ALONG THE SAID NORTH-SOUTH LINE, 337.98 FEET TO THE C-E 1/16 CORNER OF SAID SECTION 7; THENCE N89°58'36"E, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7, 661.20 FEET TO THE C-E-E 1/64 CORNER OF SAID SECTION 7; THENCE N00°07'01"E, ALONG THE NORTH-SOUTH CENTERLINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 7; 1317.05 FEET TO THE C-E-NE 1/64 CORNER OF SAID SECTION 7; THENCE N89°56'38"E, ALONG THE EAST-WEST CENTERLINE OF THE NE $\frac{1}{4}$ OF SAID SECTION 7, 661.12 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 26-06" ON FILE AT THE OFFICE OF THE KLAMATH CLERK, RECORDED NOVEMBER 3, 2009 IN INSTRUMENT 2009-014170, RECORDS OF KLAMATH COUNTY, OREGON.