

GRANTOR'S NAME & ADDRESS

Albert Paul Bilka, Jr., aka Albert P. Bilka, and Jennifer Bilka
7341 S. 6th Street
Klamath Falls, OR 97603

2025-001513

Klamath County, Oregon



00339176202500015130020029

03/03/2025 02:14:16 PM

Fee: \$87.00

GRANTEE'S NAME & ADDRESS:

Albert Paul Bilka, Jr. and Jennifer Bilka, Trustees, under the
Bilka Family Revocable Living Trust Dated the 21st Day
of February, 2025, and Any Amendments Thereto
7341 S. 6th Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Albert Paul Bilka, Jr. and Jennifer Bilka, Trustees
7341 S. 6th Street
Klamath Falls, OR 97603

UNTIL REQUESTED OTHERWISE SEND

ALL TAX STATEMENTS TO:

Albert Paul Bilka, Jr. and Jennifer Bilka, Trustees
7341 S. 6th Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that ALBERT P. BILKA, also known as ALBERT PAUL BILKA, JR. and JENNIFER BILKA, husband and wife, hereinafter called grantor for the consideration hereinafter stated, does hereby convey unto ALBERT PAUL BILKA, JR. AND JENNIFER BILKA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BILKA FAMILY REVOCABLE LIVING TRUST DATED THE 21st DAY OF FEBRUARY, 2025, AND ANY AMENDMENTS THERETO, hereinafter called grantee, all of the following described real property, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lots 13 and 14, Highland Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded October 14, 1971 in Volume M71 at page 10814, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is 1.00.

However the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration and done for estate planning purposes.

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 853, 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.

Dated: February 21, 2025



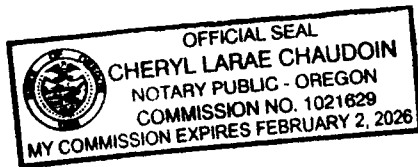
Albert P. Bilka, aka as Albert Paul Bilka, Jr.



Jennifer Bilka

STATE OF OREGON, County of Washington)ss.

This instrument was acknowledged before February 21, 2025, by Albert Paul Bilka, Jr. and Jennifer Bilka.


NOTARY PUBLIC FOR THE STATE OF OREGON