

2025-001805

Klamath County, Oregon



00339573202500018050020028

03/13/2025 10:56:02 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

MOORE & WELLIVER
2002 PACIFIC AVENUE
FOREST GROVE, OR 97116

SEND TAX STATEMENTS TO:

LARRY C. LEWIS, CO-TRUSTEE
SHELBY L. FASSOLD, CO-TRUSTEE
6611 NE CHESTNUT STREET
HILLSBORO, OR 97124

APN: R386969

BARGAIN AND SALE DEED

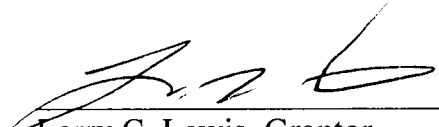
LARRY C. LEWIS, surviving spouse of SUSAN G. LEWIS, Grantor, hereby conveys to LARRY C. LEWIS and SHELBY L. FASSOLD, Co-Trustees, or the Successor Trustee under the LARRY C. LEWIS LIVING TRUST dated February 25, 2025, and any amendments thereto, Grantee, all of Grantor's right, title and interest in and to the real property situated in Klamath County, Oregon, being more particularly described as follows:

Lot 70, Block 12 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$0. The purpose of this Bargain and Sale Deed is to transfer all of Grantor's right, title, and interest in the property described above to Grantor's Trust as an estate planning transfer.

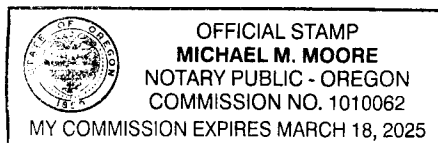
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTIONS 2 TO
9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010.


Larry C. Lewis, Grantor

STATE OF OREGON)
) ss February 25, 2025.
County of Washington)

Personally appeared the above named Larry C. Lewis and acknowledged
the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon