



After recording return to:  
Jeffrey D. Hedlund  
Attorney at Law  
28 North G Street  
Lakeview, Oregon 97630

Send tax statements to:  
Mr. and Mrs. Michael F. Reynolds  
PO Box 38  
Merrill, OR 97633

BARGAIN AND SALE DEED

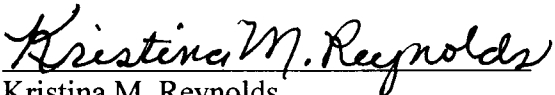
That Michael F. Reynolds and Kristina M. Reynolds, husband and wife, as Grantors, convey to Michael F. Reynolds and Kristina M. Reynolds as Trustee(s) of The Michael F. Reynolds and Kristina M. Reynolds Revocable Living Trust u/t/a February 26, 2025, as Grantee(s), the following described real properties as located in Klamath County, Oregon, on Exhibit "A".

There is no consideration for this transfer as it represents a transfer into Grantors' revocable living trust.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2010."

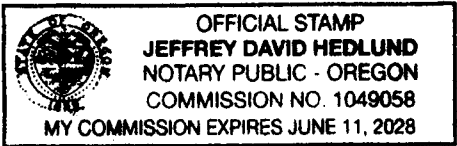
IN WITNESS WHEREOF, Grantors have executed this instrument the 26<sup>th</sup> day of February, 2025.

  
Michael F. Reynolds

  
Kristina M. Reynolds

STATE OF OREGON            )  
  )       ss.  
County of Lake            )

Be it remembered that on this 26<sup>th</sup> day of February, 2025 personally appeared before me, a Notary Public in and for said County and State, the above named Michael F. Reynolds and Kristina M. Reynolds, who acknowledged the foregoing instrument to be their voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON

## EXHIBIT A

In the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in Tract 38 of Merrill Tracts, a duly recorded subdivision plat in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at a point on the easterly line of said Tract 38, said point being South 00°05'05" West 40.00 feet from the northeast corner of said Tract 38; thence West 143.00 feet; thence South 00°25'00" East 117.50 feet to the south line of the N $\frac{1}{2}$  of said Tract 38; thence East, along said line, 141.98 feet to the easterly line of said Tract 38; thence North 00°05'05" East 117.50 feet to the point of beginning, containing 16,743 square feet with bearings based on the Second Supplemental plat of Merrill, a duly recorded plat.

SUBJECT TO: Easements, restrictions, reservations and rights of way of record and those apparent on the land.