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03/17/2025 11:56:05 AM

Fee: \$87.00

After Recording, return to:
Douglas S. Fredricks, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:
Ricky P. Sampson
1623 NE Hoffman Drive
McMinnville, OR 97128

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **FRANCES J. COLLIER, TRUSTEE OF THE FRANCES J. COLLIER REVOCABLE LIVING TRUST U/A DATED JULY 13, 1998, AS AMENDED**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RICKY P. SAMPSON**, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

For legal description see Exhibit "A" attached hereto, incorporated by reference and made a part of this instrument.

TO HAVE AND TO HOLD the same unto said Grantee and Grantees' successors and assigns forever.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is a transfer of assets to a trust and is made 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 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 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to business, other entities and to individuals.

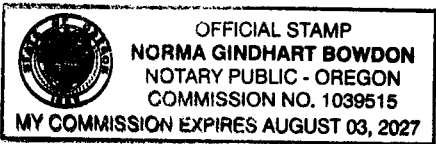
IN WITNESS WHEREOF the Grantor has executed this instrument this 11th day of March, 2025.

GRANTOR: Trustee of the Frances J. Collier Revocable Living Trust


FRANCES J. COLLIER, TRUSTEE

STATE OF OREGON)
) ss.
County of Yamhill)

On this 11th day of March, 2025, personally appeared before me the above-named **FRANCES J. COLLIER, Trustee of the Frances J. Collier Revocable Living Trust**, who acknowledged the within instrument to be her true and voluntary act and deed.




Notary Public for Oregon

L:\Estate Planning\Collier, Frances J. - 5308.004\Assets\Bargain and Sale Deed_Klamath CO Lots to Ricky Sampson

EXHIBIT A
LEGAL DESCRIPTION

Property situated in Klamath County, Oregon, to wit:

Lots 58, 59 and 60 in Block 70 of FIFTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath and State of Oregon.

SUBJECT TO:

1. Order recorded March 17, 1966, in Deed Volume M-66 at Page 2325;
2. Reservations recorded May 15, 1959, in Deed Volume 312 at Page 436;
3. Easement for public utility;
4. Set back line as shown in the Plat and Dedication of Fifth Addition to Nimrod River Park;
5. Covenants, easements and restrictions recorded July 22, 1968, in Deed Volume M-68 at Page 6636;
6. Covenants, conditions, restrictions and/or easements, or other encumbrances, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Informational Note 1:

The above described property is also identified as site address, Klamath County, OR 97624.

(Klamath County, Oregon. Tax/Map #R-3611-002C0-04600-000, R-3611-002C0-04500-000 and R-3611-002C0-04400-000. Account #339967, 339958 and 339930.)