

2025-002530

Klamath County, Oregon



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04/08/2025 01:37:29 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Gerald E. Lemieux and
Connie Jo Lemieux
1830 Lawrence Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Gerald E. Lemieux and
Connie Jo Lemieux, Trustees of the
Lemieux Family Revocable Living Trust,
dated April 3, 2025
1830 Lawrence Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

GERALD E. LEMIEUX and CONNIE JO LEMIEUX, Husband and Wife, hereinafter referred to as grantor, conveys to **GERALD E. LEMIEUX and CONNIE JO LEMIEUX, TRUSTEES OF THE LEMIEUX FAMILY REVOCABLE LIVING TRUST**, dated April 3, 2025 hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 11 and 12 in Block 12 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Property ID No.: 186998

Map Tax Lot No.: 3809-029AA-06400)

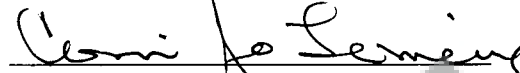
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of April, 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

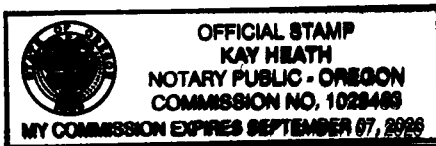
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Gerald E. Lemieux


Connie Jo Lemieux

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 3 day of April, 2025,
by Gerald E. Lemieux and Connie Jo Lemieux.




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