

2025-003734

Klamath County, Oregon

05/19/2025 01:05:01 PM

Fee: \$92.00

Margaret N. Rice, Sole Trustee of the John C. Rice and
Margaret N. Rice Revocable Trust
600 Showers Pass Road
Kneeland, CA 95549

Grantor's Name and Address

The Margaret N. Rice Revocable Trust et al.
600 Showers Pass Road
Kneeland, CA 95549

Grantee's Name and Address

After recording return to:
The Margaret N. Rice Revocable Trust et al.
600 Showers Pass Road
Kneeland, CA 95549

Until a change is requested all tax statements
shall be sent to the following address:

The Margaret N. Rice Revocable Trust et al.
600 Showers Pass Road
Kneeland, CA 95549

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Margaret N. Rice, Sole Trustee of the John C. Rice and Margaret N. Rice Revocable Trust,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Margaret N. Rice, Richard J. Rice, Joseph C. Rice and Jennifer M. Newman, Co-Trustees of the Margaret N. Rice Revocable Trust as to an undivided 50% Interest and Margaret N. Rice, Richard J. Rice, Joseph C. Rice and Jennifer M. Newman, Co-Trustees of the John C. Rice Residual Trust as to an undivided 50% Interest,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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.

In Witness Whereof, the grantor has executed this instrument this 18 day of April, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

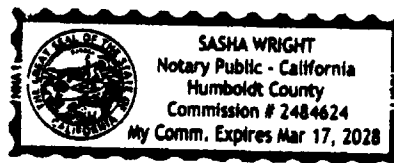
Margaret N. Rice, Sole Trustee of the John C. Rice and Margaret N. Rice Revocable Trust

Margaret N. Rice
Margaret N. Rice, Sole Trustee

State of California } ss
County of Humboldt }

On this 18 day of April, 2025, before me, Sasha Wright a Notary Public in and for said state, personally appeared Margaret N. Rice, Sole Trustee of the John C. Rice and Margaret N. Rice Revocable Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sasha Wright
Notary Public for the State of
Residing at: FORTUNA, CA
Commission Expires: 17 March, 2028



**LEGAL DESCRIPTION
EXHIBIT "A"**

NW1/4 NE1/4, SW1/4 NE1/4, NW1/4 SE1/4, SE1/4 NW1/4, NE1/4 SW1/4, SW1/4 NW1/4, NW1/4 SW1/4, S1/2 SW1/4, and the SE1/4 SE1/4 all in Section 17, Township 37 South, Range 15 East of the Willamette Meridian in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING from the NW1/4 NE1/4 any portion thereof lying within the limits of the Klamath Falls-Lakeview Highway and that portion thereof contained in the 100 foot strip of land described in Deed Volume 85 at Page 511.

APN 3715-01700-00300
APN 3715-01700-00600
APN 3715-01700-00700
APN 3715-01700-00800
APN 3715-01700-01100
APN 3715-01700-01200
APN 3715-01700-01300
APN 3715-01700-01400
APN 3715-01700-01600