



05/21/2025 03:41:14 PM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Martin R. Ledgerwood and Tracy R. Ledgerwood, Trustees of the Martin & Tracy Ledgerwood Trust
11611 Ramirez Road
Klamath Falls, OR 97603

Grantor:
Martin R. Ledgerwood and Tracy R. Ledgerwood
11611 Ramirez Road
Klamath Falls, OR 97603

Grantee:
Martin R. Ledgerwood and Tracy R. Ledgerwood,
Trustees of the Martin & Tracy Ledgerwood Trust
11611 Ramirez Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Martin R. Ledgerwood and Tracy R. Ledgerwood, as tenants by the entirety, Grantors, convey to Martin R. Ledgerwood and Tracy R. Ledgerwood, Trustees of the Martin & Tracy Ledgerwood Living Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 22 in Block 40 of HOT SPRINGS 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

The true and actual consideration for this transfer is estate planning.

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.

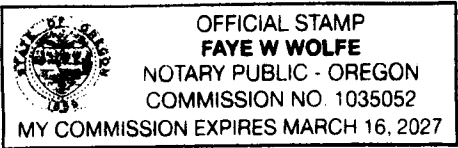
DATED this 21 day of May, 2025.

Martin R. Ledgerwood, Grantor

Tracy R. Ledgerwood, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 21st day of May, 2025, the above-named Martin R. Ledgerwood and Tracy R. Ledgerwood, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Faye W. Wolfe
Notary Public for Oregon
My Commission expires: 3/16/27