

2025-004543

Klamath County, Oregon



00342923202500045430020023

06/13/2025 10:13:57 AM

Fee: \$87.00

After recording, please return to:

Mika N. Bair
Bair Law, LLC
628 Main Street
Klamath Falls OR 97601

Send tax statements to:

Daniel O. Beardsley, Trustee
Rose M. Beardsley, Trustee
183 Crestdale Way
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 5th day of June 2025, by Daniel O. Beardsley and Rose M. Beardsley, Grantors, who convey to Daniel O. Beardsley and Rose M. Beardsley, as Trustees of the Daniel O. Beardsley and Rose M. Beardsley Revocable Living Trust Under Agreement Dated June 5th, 2025, including all amendments thereto, and their successor Trustees, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

Lot 2 in Block 9 of TRACT 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-035AA-03200 and
Tax Account No. 446592

More commonly referred to as 183 Crestdale Way, Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 BARGAIN AND SALE DEED - Page 1 of 2

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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

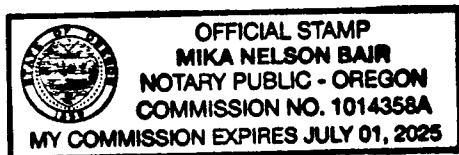
IN WITNESS WHEREOF, said Grantors have executed this instrument this 5th day of June 2025.

Daniel O. Beardsley
Daniel O. Beardsley

Rose M. Beardsley
Rose M. Beardsley

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 5th, 2025, by Daniel O. Beardsley and Rose M. Beardsley.



Mika Nelson Bair
Notary Public for Oregon
My Commission Expires: 07/01/2025