

2025-004762

Klamath County, Oregon



00343169202500047620020020

06/18/2025 03:14:49 PM

Fee: \$92.00

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

Send tax statements to:
Michael F. Merkley, Trustee of the
Michael Merkley Separate Property Trust
7070 Teare Lane
Bonanza, OR 97623

Grantor:

Elizabeth M. Merkley and Michael F. Merkley
Co-Trustees of the Carson and Elizabeth
Merkley Family Trust
3447 Highway 39
Klamath Falls, OR 97603

Grantee:

Michael F. Merkley, Trustee of the Michael
Merkley Separate Property Trust
7070 Teare Lane
Bonanza, OR 97623

BARGAIN AND SALE DEED

Elizabeth M. Merkley and Michael F. Merkley, Co-Trustees of the Carson and Elizabeth Merkley Family Trust, Grantor, conveys to Michael F. Merkley, Trustee of the Michael Merkley Separate Property Trust dated June 20, 2023, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

That portion of the NW1/4 of the NE1/4 of Section 30 lying Northerly of the Northerly right of way line of the Klamath Falls-Lakeview Highway, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

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,

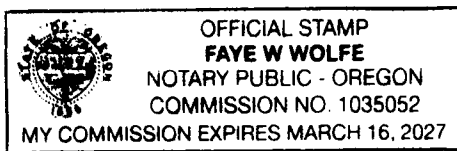
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 18 day of June, 2025.

Elizabeth M. Merkley
Elizabeth M. Merkley, Co-Trustee of the Carson
and Elizabeth Merkley Family Trust, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 18 day of June, 2025, the above-named Elizabeth M. Merkley, Co-Trustee of the Carson and Elizabeth Merkley Family Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



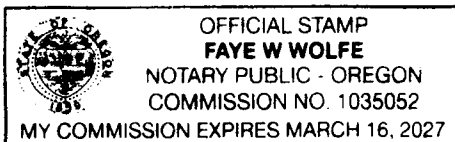
Faye W. Wolfe
Notary Public for Oregon
My Commission expires: 3-16-27

DATED this 18 day of June, 2025.

Michael F. Merkley
Michael F. Merkley, Co-Trustee of the Carson
and Elizabeth Merkley Family Trust, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 18 day of June, 2025, the above-named Michael F. Merkley, Co-Trustee of the Carson and Elizabeth Merkley Family Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



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