

AFTER RECORDING RETURN TO:

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



07/14/2025 03:57:14 PM

Fee: \$97.00

GRANTOR'S NAME AND ADDRESS:

Monty R. Yancey and Carla L. Yancey,
Trustees of the Monty R. Yancey and
Carla L. Yancey Revocable Living Trust,
uad June 20, 2005
892 Cross Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

1510 Cross Road LLC
892 Cross Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

1510 Cross Road LLC
892 Cross Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

MONTY R. YANCEY AND CARLA L. YANCEY, TRUSTEES OF THE MONTY R. YANCEY AND CARLA L. YANCEY REVOCABLE LIVING TRUST, uad June 20, 2005, hereinafter referred to as grantor, conveys to **1510 CROSS ROAD LLC, an Oregon Limited Liability Company,** hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

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 11 day of July, 2025.

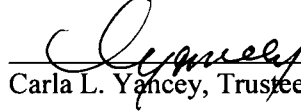
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

MONTY R. YANCEY AND CARLA L.
YANCEY REVOCABLE LIVING TRUST



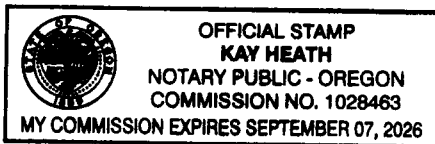
Monty R. Yancey, Trustee



Carla L. Yancey, Trustee

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of July, 2025, by Monty R. Yancey, as Trustee of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, dated June 20, 2005.

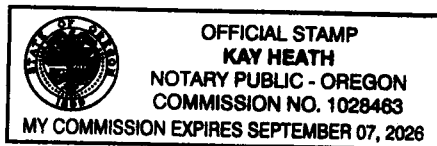



NOTARY PUBLIC FOR OREGON

My Commission expires: 9-7-2026

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of July, 2025, by Carla L. Yancey, as Trustee of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, dated June 20, 2005.




NOTARY PUBLIC FOR OREGON

My Commission expires: 9-7-2026

Attached to and made a part of that certain
Bargain and Sale Deed wherein
Monty R. Yancey and Carla L. Yancey, Trustees of the
Monty R. Yancey and Carla L. Yancey Revocable
Living Trust, uad 06-20-2005,
are grantors
and
1510 Cross Road LLC is grantee.

PROPERTY DESCRIPTION

PARCEL 1:

The NE¼ of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 40 feet thereof

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Lower Klamath Lake Highway, State Highway No. 423, also known as Cross Road.

PARCEL 2:

That portion of the NW¼ of the SE¼ of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW¼SE¼ of said Section 8; thence running South along the East line of said NW¼SE¼ a distance of 600 feet; thence Northwesterly in a straight line to a point on the North line of said NW¼SE¼ which point is 720 feet West of the point of beginning; thence East along said North line of said NW¼SE¼ to the point of beginning.

Property ID No.: 92688

Map Tax Lot No.: 4009-00800-00200

Parcels 1 and 2 TOGETHER WITH an easement for road right-of-way over and across the East 25 feet the NW¼ of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded May 28, 1981 in Volume M81, page 9446, Microfilm Records of Klamath County, Oregon.