

2025-006035

Klamath County, Oregon



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07/14/2025 03:58:16 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

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:

CMY, LLC
892 Cross Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

CMY, 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 CMY, 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:

The East One-Half of Lots 1 and 2 in Block 62 of Lakeview 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.

(Property ID No.: 185506
Map Tax Lot No.: 3809-029BA-04500)

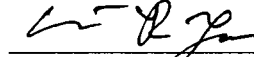
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of July, 2025.

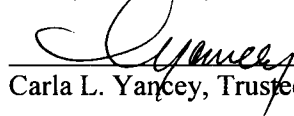
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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



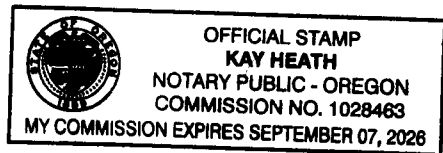
Monty R. Yancey, Trustee

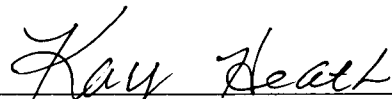


Carla L. Yancey, Trustee

STATE OF OREGON, County of Klamath) ss.

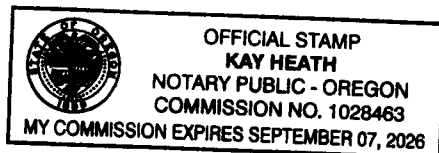
THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of
July, 2025, by Monty R. Yancey, as Trustee of the Monty R. Yancey and Carla L. Yancey
Revocable Living Trust, dated June 20, 2005.

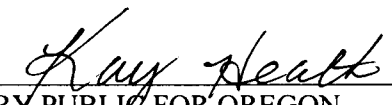



NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

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