

RECORDING COVER SHEET (Please Print or Type)
The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

2025-006738

Klamath County, Oregon



00345487202500067380030035

08/01/2025 03:10:13 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Andrew C. Brandsness

Brandsness, Brandsness & Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Charles C. Ehlers, sole Successor Trustee of the Eleanor Collier Ehlers

Revocable Living Trust Agreement dated January 5, 1994

350 S. Spring Street, Klamath Falls, OR 97601

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Charles C. Ehlers

350 S. Spring Street

Klamath Falls, OR 97601

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ ☒ Other

5) SEND TAX STATEMENTS TO:

Charles C. Ehlers

350 S. Spring Street

Klamath Falls, OR 97601

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED TO CORRECT the legal

description of parcels 4 and 5

PREVIOUSLY RECORDED IN

BOOK M03 AND PAGE 67599, OR AS FEE NUMBER _____."

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:
Charles C. Ehlers
1401 Pacific Terrace
Klamath Falls OR 97601

Vol M03 Page 67599

State of Oregon, County of Klamath
Recorded 09/11/03 9:29 a m
Vol M03 Pg 67599-67600
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

03 SEP 11 AM 9:29

STATUTORY BARGAIN AND SALE DEED

Charles C. Ehlers, sole Successor Trustee of the Eleanor Collier Ehlers Revocable Living Trust Agreement dated January 5, 1994, Grantor, conveys to Charles C. Ehlers, Grantee, the following-described real property located in Klamath County, Oregon:

Parcel No. 1: NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 41 South, Range 5 E.W.M.

Klamath County Tax Lot No.: R-4105-00000-00900-000

Parcel No. 2: Lot 5, Block 14 of Hillside Addition to the City of Klamath Falls, Oregon; subject to 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-01900-000

Parcel No. 3: Lot 6, Block 14 of Hillside Addition to the City of Klamath Falls, Oregon; subject to 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-02000-000

Parcel No. 4: Vacated Lots 19, 20, 21, and 22 and the adjoining 10 foot-wide strip of the vacated alley in Block 14 of Hillside Addition to the City of Klamath Falls, Oregon, and the adjoining 40 foot-wide strip of vacated Painter Street.

Klamath County Tax Lot No. R-3809-028BB-03100-000

Parcel No. 5: Vacated Lots 7, 8, 9, 10, and 11 and the adjoining 10 foot-wide strip of the vacated alley, Block 17 of Hillside Addition to the City of Klamath Falls, Oregon, and the adjoining 40 foot-wide strip of vacated Painter Street.

Klamath County Tax Lot No. R-3809-028BB-03400-000

Parcel No. 6: Lots 1, 2 and 3 in Block 17 of Hillside Addition to the City of Klamath Falls, Oregon, subject to a 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-03200-000

Parcel No. 7: Lots 1, 2, 3, 4, 5, and 6 in Block 16 of Hillside Addition to the City of Klamath Falls, Oregon.

Klamath County Tax Lot No. R-3809-028BB-00200-000

Parcel No. 8: Lots 4, 5, and 6 in Block 38 of Hillside Addition to the City of Klamath Falls, Oregon, subject to a 20 foot-wide right-of-way for street purposes only across the southwesterly 20 feet thereof.

Klamath County Tax Lot No. R-3809-028BB-04700-000

This Deed is made in partial distribution of the above-said Trust and no consideration stated in dollars has been paid herefore.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of Sept., 2003.

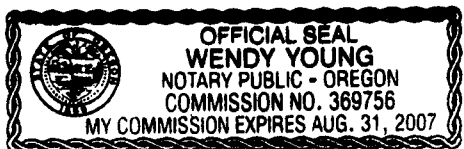
Eleanor Collier Ehlers Revocable Living
Trust Agreement Dated January 5, 1994

By: [Signature]
Charles C. Ehlers, Sole Successor Trustee

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Charles C. Ehlers and acknowledged the foregoing instrument to be his voluntary act and deed as the sole Successor Trustee of the Eleanor Collier Ehlers Revocable Living Trust Agreement Dated January 5, 1994.

Before me this 8th day of September, 2003.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-2007