

2025-008945

Klamath County, Oregon

10/07/2025 11:38:01 AM

Fee: \$97.00

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Douglas R. Dodge
PO Box 134
Clancy, MT 59634

AFTER RECORDING, RETURN TO:

Douglas R. Dodge
PO Box 134
Clancy, MT 59634

BILL OF SALE/DEED OF TRANSFER

NANCY E. DODGE, Trustee of the William R. Dodge and Nancy E. Dodge Revocable Living Trust Agreement dated November 18, 2004, and WILLIAM R. DODGE and NANCY E. DODGE, individually, collectively the Grantors, do hereinafter sell, grant, bargain, convey, and transfer all of Grantors right, title, and interest in and to the improvements located at Block B, Lot 3, LAKE OF THE WOODS RECREATION UNIT, Klamath County, Oregon, to DOUGLAS R. DODGE, Trustee of the Dodge Cabin Trust u/i/d November 25, 2021, together with all right, title, and interest of the Grantors in and to a Term Special Use Permit issued by USDA-Forest Service, Fremont-Winema National Forest pertaining to the above-described property, and the Grantors' interest in that domestic water well and appurtenances thereto as described in a water well sharing agreement executed by William R. Dodge on February 25, 1999 and recorded at Volume M99, pages 20146 to 20151, Klamath County Deed Records.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero (estate planning). In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

This conveyance and transfer and Grantee's possession and use of said improvements is subject to the laws, regulations, rules, charges, and assessments of the United States as administered by the USDA Forest Service. Provided further, that the above-described property is transferred in its "AS IS" condition and without any warranty or representation of quality of construction, merchantability, or fitness for any purpose.

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

DATED this 23rd day of September, 2025.

Nancy E. Dodge, Trustee
NANCY E. DODGE, Trustee of the William R. Dodge and Nancy E. Dodge Revocable Living Trust Agreement dated November 18, 2004

Nancy E. Dodge
NANCY E. DODGE, Individually

William R. Dodge by D.R.D. M. his attorney in fact
WILLIAM R. DODGE, Individually, by DOUGLAS R. DODGE, Attorney in fact for WILLIAM R. DODGE

[Notary acknowledgements on following page]

