

AFTER RECORDING RETURN TO:

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



00350589202500111110020028

12/12/2025 03:20:39 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Roger N. Culver and Donna D. Culver
42332 Outpost Road
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Roger Norman Culver and Donna Dell Culver,
Trustees of the Roger and Donna Culver Living Trust
42332 Outpost Road
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Roger and Donna Culver Living Trust
42332 Outpost Road
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Roger N. Culver and Donna D. Culver hereinafter referred to as grantor, conveys to **Roger Norman Culver and Donna Dell Culver, Trustees of the Roger and Donna Culver Living Trust u.a.d December 10, 2025**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being the S1/2 of the N1/2 of the NE1/4 of the SW1/4 and that part of the N1/2 of the S1/2 of the NE1/4 of the NW1/4 of the SW1/4 that lies East of the Sprague River.

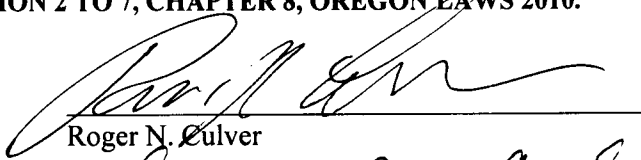
Tax Account No.: 207298 / Map No.: 3408-021C0-00200


There is no true and actual consideration for this transfer. The transfer is for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of December 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.

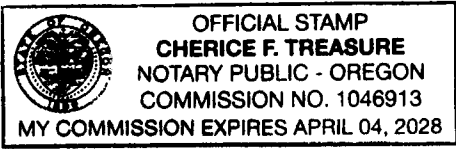

Roger N. Culver


Donna D. Culver

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of December 2025, by Roger N. Culver and Donna D. Culver.


NOTARY PUBLIC FOR OREGON
My Commission expires: 4-4-2028



Unofficial Copy