

2025-011453

Klamath County, Oregon



12/23/2025 12:22:57 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Donald G. Trelease
1855 Melrose St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Donald G. Trelease Revocable Trust
1855 Melrose St.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Donald G. Trelease Revocable Trust
1855 Melrose St.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Donald G. Trelease hereinafter referred to as grantor, conveys to **Donald G. Trelease Trustee of The Donald G. Trelease Revocable Trust, u.a.d. December 22, 2025**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 18, Block 28, HOT SPRINGS 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.

Tax Account No.: 304815 / Map No.: 3809-028CB-11600

Real property commonly known as 1855 Melrose, Klamath Falls, Oregon.

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 22nd 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.

Donald G. Trelease

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of December 2025, by Donald G. Trelease.

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

