

2025-011455

Klamath County, Oregon



00350978202500114550010011

12/23/2025 12:23:28 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:

That certain parcel of land situated in within Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point which is 250 feet distant in an Easterly direction from the Northeast corner of the property deeded to J. Linman, April 29, 1916 in Volume 45 at Page 632, records of Klamath County, Oregon; thence Southerly and at right angles with Front Street 100 feet, more or less, to the high water line in Klamath Lake; thence 25 feet Easterly and parallel to Front Street; thence 100 feet, Northerly, more or less at right angles to Front Street, to the Southerly line of Front Street; thence 25 feet Westerly along the Southerly line of Front Street to place of beginning.

Tax Account No.: 175713 / Map No.: 3809-030BA-03000

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 22 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 22nd day of December 2025, by Donald G. Trelease.

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

