

*Bettles Law*

2026-000447

Klamath County, Oregon



00351784202600004470020029

01/15/2026 02:03:34 PM

Fee: \$92.00

Grantor:

JUDITH MANGRUM  
37846 Plehn Pines Drive  
Chiloquin, Oregon 97624

Grantee:

JUDITH MANGRUM, Trustee of the  
JUDITH A. MANGRUM REVOCABLE LIVING TRUST  
37846 Plehn Pines Drive  
Chiloquin, Oregon 97624

After recording, return and send tax statements to:

JUDITH MANGRUM  
37846 Plehn Pines Drive  
Chiloquin, Oregon 97624

BARGAIN AND SALE DEED

Know all by these presents that Judith Mangrum, Grantor, conveys her interest to Judith Mangrum, Trustee to the JUDITH A. MANGRUM REVOCABLE LIVING TRUST UTA January 15, 2026 the real property described below in Chiloquin, Oregon, more particularly described as follows, subject to all encumbrances of record:

Land situated in the City of Chiloquin in the County of Klamath in the State of OR.

LOT 4, BLOCK 3, OREGON SHORES SUBDIVISION, TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as 37846 Plehn Pines Drive, Chiloquin, OR 97624

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration including estate planning, the receipt of which is hereby acknowledged.

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, OERGN 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, ORGN LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

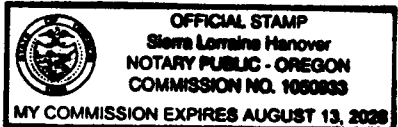
Dated this 15 day of January, 2026.

*Judith Mangrum*  
Judith Mangrum, Grantor

STATE OF OREGON, County of Klamath)) ss.

On this 15 day of January, 2026, the foregoing instrument was acknowledged before me by JUDITH MANGRUM.

*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 08/13/2028



**Certification and Memorandum of Trust**

I, JUDITH A. MANGRUM, acting Trustor of the JUDITH A. MANGRUM REVOCABLE LIVING TRUST, make this certification pursuant to Oregon Statute.

1. *Trust.* The JUDITH A. MANGRUM REVOCABLE LIVING TRUST is presently in existence. It was executed on 1/15/2026.

2. *Trustor and Trustee.* The Trustor is JUDITH A. MANGRUM. The currently acting Trustee is JUDITH A. MANGRUM.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustees' mailing address is 37846 Plehn Pines Drive, Chiloquin, Oregon 97624.

5. *Trust Revocable.* The Trust is revocable. Only the Trustors can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustors only.

7. *Successor Trustee.* The Successor Trustee is TRUDY L. CRISTAN.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustors.

9. *Manner in Which Title is Taken.*, Title should be taken as JUDITH A. MANGRUM REVOCABLE LIVING TRUST, under agreement dated 1/15/2026.

10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

Dated this 15 day of January 2026.

*Judith A. Mangrum*  
JUDITH A. MANGRUM, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 15 day of January, 2026 by JUDITH A. MANGRUM.

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 08/13/2028

