

157C 92856-LW



GERALD A. MASSINI AND SUSAN B.  
MASSINI LIVING TRUST

8950 BOOTH RD

KLAMATH FALLS, OR 97603

Grantor's Name and Address

GERALD A. MASSINI AND SUSAN B.  
MASSINI LIVING TRUST

8950 BOOTH RD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

GERALD A. MASSINI AND SUSAN B.  
MASSINI LIVING TRUST

8950 BOOTH RD

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

GERALD A. MASSINI AND SUSAN B.  
MASSINI LIVING TRUST

8950 BOOTH RD

KLAMATH FALLS, OR 97603

Escrow No. MT92856-LW

Title No. 0092856

BSD r.020212

THIS SPA

2012-005970

Klamath County, Oregon



00119115201200059700020022

06/01/2012 11:04:02 AM

Fee: \$42.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**GERALD MASSINI and SUSAN B. MASSINI, as tenants by the entirety,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**GERALD A. MASSINI AND SUSAN B. MASSINI, TRUSTEES OF THE GERALD A. MASSINI AND SUSAN B. MASSINI LIVING TRUST,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

429w

The following described property in the NW1/4 of the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of Dixon Addition to the City of Klamath Falls Oregon, and running thence: North 45 ° 46' West 181.2 feet to a point on the Easterly right of way line of the Old Fort Klamath Road; thence North 46 ° 29' East along said Northerly right of way line a distance of 184.65 feet to a point on the 40 line; thence South 1 ° 02' West along said 40 line a distance of 253.21 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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

In Witness Whereof, the grantor has executed this instrument this 29 day of May, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
GERALD MASSINI  
  
SUSAN B. MASSINI

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 29, 2012 by GERALD MASSINI AND SUSAN B. MASSINI

  
(Notary Public for Oregon)

My commission expires 11/20/2015

