

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Kenneth & Kellie Kiest 4035 Scott Valley Drive Klamath Falls, OR 97601
--	--

2012-008085

Klamath County, Oregon



00121649201200080850030034

07/24/2012 01:24:55 PM

Fee: \$47.00

-BARGAIN AND SALE DEED-

Kenneth D. Kiest and Kellie Jean Smith Kiest, Trustees of the Kiest Family Living Trust, Grantor, conveys to Kenneth D. Kiest and Kellie S. Kiest as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 65-05, said Land Partition being a replat of Lot 12 of Tract 1396, THIRD ADDITION to North Ridge Estates, situated in the W ½ of Section 14 and the NE ¼ SE ¼ of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and utilities over, under and across a strip of land 30 feet in width as created by instrument recorded January 5, 2006 in Volume M06, page 00237, Microfilm Records of Klamath County, Oregon.

Tax Account No 3809-01400-00800-000

KEY NO. 888738

The true and actual consideration for this transfer is an estate plan.

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

DATED this 23 day of July, 2012

Kenneth D. Kiest, Trustee
Kenneth D. Kiest, Trustee

Kellie Jean Smith Kiest, Trustee
Kellie Jean Smith Kiest, Trustee

STATE OF OREGON)
)
County of Klamath)

ss.



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon }
County of Klamath } ss.

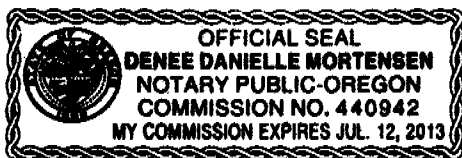
On this the 23rd day of July, 2012, before
me, Denee Mortensen, the undersigned Notary
Name of Notary Public
Public, personally appeared Kelle Krest,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.

WITNESS my hand and official seal.



Denee Mortensen
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

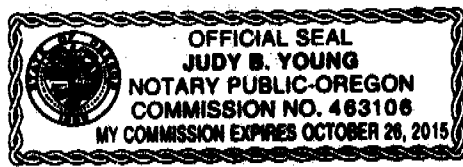
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint
of Signer

Top of thumb here

Personally appeared before me this 23 day of July 2012, the above-named Kenneth D. Kiest and Kellie Jean Smith Kiest, Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.



Judy Young
Notary Public for Oregon
My Commission expires: 10-26-15