

2014-002270

Klamath County, Oregon



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03/17/2014 03:07:16 PM

Fee: \$42.00

Grantor:
Edward P. Kessler
P. O. Box 1577
Shady Cove, OR 97539

Send all tax statements to Grantee:
Edward P. and Constance D. Kessler, Trustees
Kessler Living Trust
P. O. Box 1577
Shady Cove, OR 97539

After recording, return to:
Edward P. and Constance D. Kessler, Trustees
Kessler Living Trust
P. O. Box 1577
Shady Cove, OR 97539

BARGAIN AND SALE DEED

RESERVED FOR RECORDER'S USE

KNOW ALL BY THESE PRESENTS that Edward P. Kessler, for no consideration other than estate planning, does hereby grant, bargain, sell and convey unto Edward P. Kessler and Constance D. Kessler, Trustees, and the Successor Trustees of the Edward P. Kessler and Constance D. Kessler Revocable Living Trust, (aka the Kessler Living Trust), dated April 11, 1996, to be held in Trust as the separate property of Edward P. Kessler, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All the portion of the Southeast ¼ of the Southwest ¼ lying North of the Irrigation Ditch which runs through said forty and all of the Northeast ¼ of the Southwest ¼ of Section 33, Township 40 South, Range 12 East, Willamette Meridian, in Klamath County, Oregon.

Property Address 18788 Drazil Road, Malin OR 97632 Tax Account 1-038357-3 Tax ID/APN R628271

Consideration: No consideration; estate planning.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record.

Grantor gives a special power of attorney to the Trustees of the Kessler Living Trust to execute title transfers as may be required.

IN WITNESS WHEREOF, I set my hand on 2/24/2014, 2014

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 OT 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 30.090, 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 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Edward P. Kessler

STATE OF OREGON)
COUNTY OF Jackson) ss.

On Feb 24, 2014, before me appeared Edward P. Kessler, who proved to me to be the person whose name is subscribed to this instrument, consisting of one (1) page, and acknowledged he executed it and as his voluntary act and deed.

Notary Public for the State of Oregon

Printed Name Juliann Graddy
Residing at 475 E Pine St Central Point
My Commission Expires: 6/3/17

