



2014-003594

Klamath County, Oregon

04/17/2014 03:44:32 PM

Fee: \$47.00

Penny Lea Lassett and Patricia Ann Venable, as  
Successor Trustees under Declaration of Trust  
dated July 27, 1982

P.O. Box 5246

Klamath Falls, OR 97601

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

Peggy Biaggi

P.O. Box 427

Merrill, OR 97633

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

Same as above

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under Declaration of Trust dated July 27, 1982,**

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

**Peggy Biaggi, Patricia Ann Venable, Penny Lea Lassett and Peter Nevin, each as to an undivided 25% interest, as tenants in common,**

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:

Parcels 2 and 3 of Land Partition 50-07, said Land Partition being a Replat of Parcel 1 of Land Partition 65-94, situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian, and in Sections 18 and 19, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is the distribution of trust.

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.

\$47.00

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 9 day of April, 2014; 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.

Penny Lea Lassett and Patricia Ann Venable, as Successor  
Trustees under Declaration of Trust dated July 27, 1982

BY: Penny Lea Lassett  
Penny Lea Lassett, Successor Trustee

BY: Patricia Ann Venable  
Patricia Ann Venable, Successor Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 9, 2014 by Patricia Ann Venable, Successor Trustee under Declaration of Trust dated July 27, 1982.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 9, 2014 by Penny Lea Lassett, Successor Trustee under Declaration of Trust dated July 27, 1982.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

