

2014-009539

Klamath County, Oregon

RETURN TO:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Larry & Margaret Trippett, Trustees
519 Pacific Terrace
Klamath Falls, OR 97601



00158685201400095390020027

09/12/2014 02:09:32 PM

Fee: \$47.00

GRANTOR:

Larry Trippett & Margaret Trippett
519 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE:

Larry Trippett & Margaret Trippett,
Trustees of the Trippett Family
1999 Trust
519 Pacific Terrace
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Larry Trippett and Margaret Trippett, tenants by the entirety, Grantor, conveys to Larry Trippett and Margaret Trippett, Trustees or the successor trustees of the Trippett Family 1999 Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 3 and 4 in Block 1 of River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This conveyance is subject to the life estate for the benefit of Frances R. Hager contained in that certain Bargain and Sale Deed dated June 14, 2013 and recorded in the Klamath County real property records at 2013-006744.

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, 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.

DATED this 10th day of September 2014.

Trippett
Margaret m. Trippett

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 10th day of September 2014, Larry Trippett and Margaret Trippett, and acknowledged the foregoing instrument to be their voluntary act.

Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2017

