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08/22/2016 08:35:46 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Michael D. Fenters, Trustee
Kathy D. Fenters, Trustee
2807 Patterson Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Deed is made for estate planning purposes and no consideration was paid.

Michael Darren Fenters, also known as Michael D. Fenters, and Kathy Dianne Fenters, also known as Kathy D. Fenters, husband and wife, Grantors, convey unto Michael D. Fenters and Kathy D. Fenters, as Trustees of the Fenters Family Trust, Dated August 18, 2016, and their successor in Trust, Grantees, their interest in the real property in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

The East 50 feet of Lot 16 in Block 3 of First Addition to Altamont Acres according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-003CD-02200
and Property ID No. R527638

More commonly referred to as 3113 Delaware Avenue, Klamath Falls, Oregon 97603

Parcel No. 2:

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin at the intersection of the Southerly right of way line of Hilyard Avenue and the Westerly right of way line of Austin Street, said point being N89°06'00" West 688.60 feet and S00°05'16" East 30.00 feet from a $\frac{5}{8}$ inch iron pin at the centerline intersection of said Hilyard Avenue and Altamont Drive, marking the N $\frac{1}{4}$ corner of said Section 10; thence S00°05'16" East, along said right of way of Austin Street, 300.00 feet to an iron pin; thence N89°06'00" West 220.00 feet to an iron pin; thence N00°05'16" West

300.00 feet to an iron pin on the Southerly right of way line of said Hilyard Avenue; thence S89°06'00" East 220.00 feet to the point of beginning. (Bearings based on Survey No. 2020, as recorded in the Klamath County Surveyor's Office.)

Klamath County Assessor's Account No. R-3909-010BA-02300
and Property ID No. R542041

More commonly referred to as 3122 Hilyard Avenue, Klamath Falls,
Oregon 97603

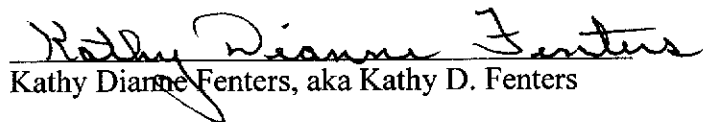
This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 18 day of August 2016.



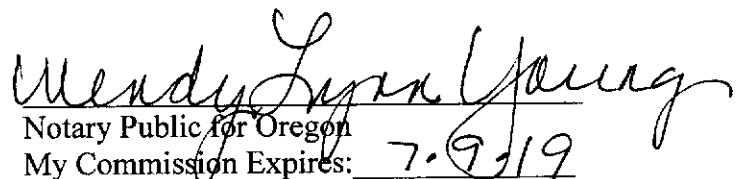
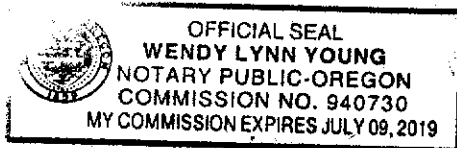
Michael Darren Fenters, aka
Michael D. Fenters



Kathy Dianne Fenters, aka Kathy D. Fenters

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 18, 2016 by Michael Darren Fenters, also known as Michael D. Fenters, and Kathy Dianne Fenters, also known as Kathy D. Fenters.



Notary Public for Oregon
My Commission Expires: 7-9-19