

2017-000837

Klamath County, Oregon



00198242201700008370030030

01/26/2017 02:56:18 PM

Fee: \$52.00

After recording, please send to:

Gerald A. and Susan B. Massini
8950 Booth Road
Klamath Falls, OR 97603

* Please also send tax statements to above address.

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 25th day of January, 2017.

By Grantors, **Gerald A. Massini and Susan B. Massini as trustees of the Gerald A. Massini and Susan B. Massini Living Trust**, conveys to Grantee, **Massini Brown, LLC**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit A which is made a part hereof by this reference.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., business planning purposes.

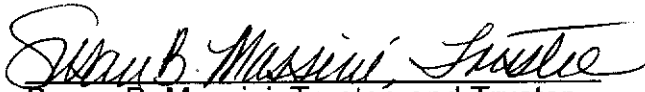
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Blain Law LLC

Returned at Counter

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Gerald A. Massini, Trustee and Trustor


Susan B. Massini, Trustee and Trustor

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Gerald A. Massini, and Susan B. Massini, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me this 25th day of January, 2017.




Notary Public for Oregon
My Commission Expires: July 11, 2020

EXHIBIT A

PARCEL 1:

Lots 12 and 13 in Block 38 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: as to an undivided ½ interest

The Westerly one-half of the following described property:

Lot 7 in Block 36 of Original Town of Linkville, SAVING AND EXCEPTING that portion of Lot 7 conveyed by L.F. Willits and Laura A. Willits to Charles E. Worden by deed dated on October 10, 1905, recorded October 10, 1905 in Volume 18 page 499, Deed Records of Klamath County, Oregon, and that portion of said Lot 7 deeded by L.F. Willits and Laura A. Willits to Odd Fellows Hall Association by Deed dated May 14, 1910 and recorded May 14, 1910 in Volume 29 page 183, Deed Records of Klamath County, Oregon, ALSO SAVING AND EXCEPTING the Southerly 8 feet of said Lot 7 for alleyway.

Parcel 3: as to an undivided ½ interest

Parcel 2 of Land Partition 41-02, Replat of Lot 6 in Block 3 of TRACT 1152 – NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel 4: as to an undivided ½ interest

Lots 48 & 49, and the Northerly 768.90 feet if Lots 58, 59, 60, & 61, in vacated Midland Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 5: as to an undivided ½ interest

Lots 8 and 9, Block 26 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 6: as to an undivided ½ interest

Lots 10, 11, and 12, Block 26 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.