

2017-003358

Klamath County, Oregon



00201373201700033580030037

03/30/2017 01:45:04 PM

Fee: \$52.00

After Recording, please send to:

Aza Kemper  
5413 Shasta Way  
Klamath Falls, OR 97603

\*Please also send tax statements  
To above address

*Blein Law LLC*  
Returned at Counter

### **BARGAIN AND SALE DEED**

This Bargain and Sale Deed, executed this 28<sup>th</sup> day of March, 2017.

By Grantor, **Aza Kemper**, conveys to Grantees **Aza Kemper, as Trustee of the Aza Kemper Revocable Living Trust dated March 28, 2017**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

**See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.**

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., estate planning. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

**IN WITNESS WHEREOF**, That said Grantor has executed this instrument this 28 day of March, 2017.

  
Aza Kemper

STATE OF OREGON        )

County of Klamath        )

ss.

The above-mentioned person, Aza Kemper, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 28 day of March, 2017.



  
Notary Public for Oregon  
My Commission Expires 10-27-17

## EXHIBIT A

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.