



00211350201700114950020026

10/10/2017 03:46:58 PM

Fee: \$47.00

When recorded return to:
Will Dennis, Attorney at Law
438 NE Irving Ave.
Bend OR 97701

Tax statements should be sent to:
Kevin Paul Ricketts, Trustee
2530 Round Lake Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Joan Hornecker, by and through her duly authorized Attorney in Fact Kevin Paul Ricketts, Grantor, hereby conveys to **Kevin Ricketts, Trustee of the Joan Hornecker Irrevocable Trust dated July 25, 2017, Grantee**, all of the certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the **County of Klamath**, State of Oregon, described as follows:

Parcel 1: Lots 50 and 51, HARRIMAN PARK, in the County of Klamath, State of Oregon.

Parcel 2: Lots 99 and 100, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

CODE 8 MAP 3606—3AB TL 3000
CODE 8 MAP 3606—3AB TL 3100
CODE 8 MAP 3606—3AC TL 800

Parcel 3: Lot 49, HARRIMAN PARK, in the County of Klamath, State of Oregon.

Code 8 MAP 3606—3AB TL 2900

Account No. R309035

This deed is given to place real property in an irrevocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial trustee, the successor trustee(s) will become trustee.


The true consideration for this conveyance is \$1.00.

“THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2010."

^{KA}
Dated: ~~September~~ October 2, 2017

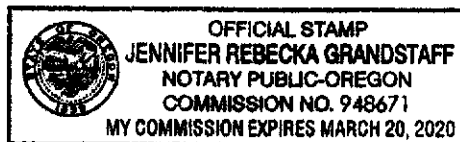
Grantor:


Joan Hornecker, Grantor, by and through
her Attorney in Fact, Kevin Paul Ricketts

ACKNOWLEDGMENT

State of Oregon)
) ss.
County of Klamath)

This Bargain and Sale Deed was acknowledged before me on ~~September~~ ^{October} 2, 2017 by Kevin Ricketts as Attorney in Fact for Joan Hornecker, Grantor.




Notary Public
My Commission Expires: 3-20-20