

2018-002625

Klamath County, Oregon



00218472201800026250010019

03/09/2018 12:04:57 PM

Fee: \$42.00

## Grantors' name and address:

Gary & Sharan Hutchison  
8231 Rockinghorse Lane  
Klamath Falls, Oregon 97603

## Send Tax Statements to:

No Change.

## After recording return to person recording

or Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, Oregon, 97601

## - BARGAIN AND SALE DEED -

Gary J. Hutchison and Sharan K. Hutchison, husband and wife, Grantors, whose address is 8231 Rockinghorse Lane, Klamath Falls, Oregon 97603, conveys to Gary John Hutchison, Sharan Kay Hutchison and Daniel Todd Hutchison, Co Trustees of the GARY AND SHERRY HUTCHISON FAMILY TRUST dated March 9, 2018, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 4 in Block 3, ROLLING HILLS, TRACT No. 1099, according to the official plat thereof on file in the Klamath County Oregon.

Tax Account No: 3910 019AO 01900

SUBJECT TO AND EXCEPTING: Liens, encumbrances of records and those apparent upon the land, and easements, assessments and obligations, if any for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as funding Grantor's Living Trust.

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, 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.

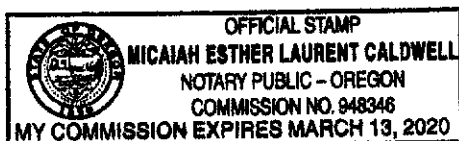
Dated this 9<sup>th</sup> day of March, 2018.

X

X

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me this 9<sup>th</sup> day of March, 2018, the above named Gary J. Hutchison and Sharan K. Hutchison and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon

My Commission expires: 3-13-2020