



00219774201800037650030039

03/29/2018 08:33:29 AM

Fee: \$52.00

When recorded return to:

Will Dennis, Attorney at Law  
438 NE Irving Ave.  
Bend OR 97701

Tax statements should be sent to:

Ronald L. Waits, Trustee  
Michelle A. Waits, Trustee  
62233 Cody Rd.  
Bend, OR 97701

**BARGAIN AND SALE DEED**

**Michelle A. Waits, Grantor**, hereby conveys to **Ronald L. Waits and Michelle A. Waits, Trustees, or their successors in trust under the Ronald and Michelle Waits Living Trust dated January 25, 2018, and any amendments thereto, Grantees**, all of that 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:

**See Exhibit "A" attached hereto and incorporated herein.**

**Parcel 2: Map/Taxlot No.: R-3809-020BC-04200-000      Account No.: R439699**

**Parcel 4: Map/Taxlot No.: R-3809-034BB-00300-000      Account No.: R442845**

This deed is given to place real property in a revocable 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.

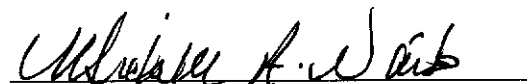
The true consideration for this conveyance is \$1.00.

"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.”

Dated: March 22, 2018

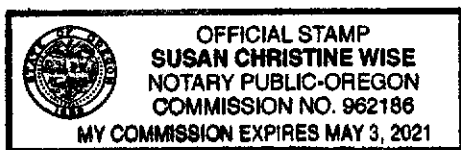
Grantor:

  
Michelle A. Waits

**ACKNOWLEDGMENT**

State of Oregon                    )  
  ) ss.  
County of Deschutes            )

This Bargain and Sale Deed was acknowledged before me on March 22, 2018 by Michelle A. Waits, Grantor.




  
Susan C. Wise, Notary Public  
My Commission Expires: 3 May 2021

EXHIBIT "A"

**Parcel 2--Full interest in and to the following:**

Lot 4, Block 15, Opportunity Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 4--An undivided one-third (1/3) interest in and to the following:**

A tract of land within the parcel of real property the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 34, Township 38 S. R. 9 E.W.M., described in Volume 281, page 166 of the deed records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the 1/16 corner in the center of the NW  $\frac{1}{4}$  of said Section 34; thence North 89° 25' West 561.1 feet along the South boundary and North 0° 19' West, 30 feet along the West boundary of above said parcel or real property to the true point of beginning; thence continuing North 0° 19' West, 746.3 feet along the said West boundary of said parcel to the North boundary of same; thence South 89° 25' East 561.1 feet along the said North boundary of said parcel to the East boundary of same; thence South 0° 19' East along said East boundary a distance of 171.8 feet; thence South 43° 53' West 347.95 feet; thence North 38° 49' West 178.3 feet; thence South 0° 41' East, 161.64 feet; thence South 59° 11' West 79.1 feet; thence South 29° 30' West 147.1 feet to the true point of beginning.