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Document type: **BARGAIN AND SALE DEED**

Consideration: **\$NONE, Other - Estate Planning**

Grantor: **Denise K. Hill
1010 W 11th Street
Coquille, OR 97423**

Grantee: **Denise Hill Trust
Denise Kay Hill, Trustee
1010 W 11th Street
Coquille, OR 97423**

Address for Tax Statements:
**Denise Kay Hill, Trustee of the
Denise Hill Trust
1010 W 11th Street
Coquille, OR 97423**

After recording, return to:
**Amber Reed
MuenchrathLaw, LLC
280 N. Collier St
Coquille, OR 97423**

BARGAIN AND SALE DEED

Denise K. Hill, Grantor, conveys to **Denise Kay Hill, Trustee of the Denise Hill Trust**, Grantee, all of her interest in the following described real property, commonly known as 233 Garfield, Merrill Oregon, free of encumbrances except as specifically set forth herein as described, situated in **Klamath County**, State of Oregon to wit:

**LOTS 7 AND 8 IN BLOCK 23 OF THE ORIGINAL TOWN OF MERRILL, OREGON,
ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. The 2006-2007 Taxes, a lien not yet payable.
2. 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.

The true and actual consideration of this conveyance in terms of dollars is: None, this deed is executed as a conveyance to the Trust for estate planning purposes.

PURSUANT TO ORS 93.040: 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, 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 28th day of March 2018.

Denise K. Hill
Denise K. Hill, Grantor

STATE OF OREGON)
) ss.
County of Coos)

Personally appeared before me this 28th day of March 2018, the above named Denise K. Hill, acknowledged the foregoing instrument to be her voluntary act and deed.

Shannon R Maché
Notary Public for Oregon
My Commission Expires: 2-12-2019

