

Blain Law LLC
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2018-005117
Klamath County, Oregon



04/25/2018 03:24:31 PM

Fee: \$47.00

**After recording, please send to
and send tax statements to:**

Todd R. Wilkins, Trustee
Lynne E. Wilkins, Trustee
2030 Portland Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 25th day of April 2018, by Grantors, **Todd Wilkins and Lynne Wilkins**, who convey to Grantees, **Todd R. Wilkins and Lynne E. Wilkins, Trustees of the Todd R. Wilkins and Lynne E. Wilkins Revocable Living Trust Dated April 25, 2018**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

Lots 10 and 11 in Block 42 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Also referred to as Klamath County Assessor Parcel No. R-3809-028BD-05800 and Tax Account No. 218026 and commonly known as 2030 Portland Street, Klamath Falls, Oregon 97601.

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.

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.

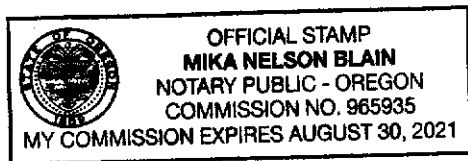
IN WITNESS WHEREOF, said Grantors have executed this instrument this 25th day of April 2018.


Todd Wilkins


Lynne Wilkins

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on April 25, 2018, by Todd Wilkins and Lynne Wilkins.




Notary Public for Oregon
My Commission Expires: 8-30-21