

Blain Law LLC
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2018-005528

Klamath County, Oregon



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05/03/2018 03:08:10 PM

Fee: \$47.00

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

Gerald A. Massini
Susan B. Massini
8950 Booth Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 15 day of March 2018, by Grantors, **Gerald A. Massini and Susan B. Massini, Trustees of the Gerald A. Massini and Susan B. Massini Living Trust, dated September 22, 1993**, who convey to Grantee, **Massini Brown, LLC**, the following-described parcels of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Parcel No. 1:

Lot 1 of Block 56, Lakeview 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.

Klamath County Assessor's Parcel No. R-3809-0029BA-02600 and Property ID R185329, and commonly referred to as 2292 and 2294 Holabird Avenue, Klamath Falls, Oregon 97601.

Parcel No. 2:

Lot 2 of Block 56, Lakeview 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.

Klamath County Assessor's Parcel No. R-3809-029BA-02601 and Property ID R892631, and commonly referred to as 2276 and 2278 Holabird Avenue, 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.

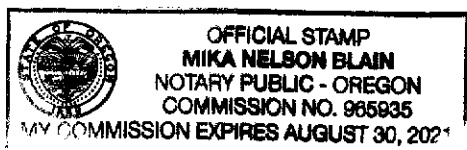
IN WITNESS WHEREOF, said Grantor has executed this instrument this 15 day of March 2018.


Gerald A. Massini, Trustor and Trustee


Susan B. Massini, Trustor and Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 15th, 2018, by Gerald A. Massini and Susan B. Massini in their capacities as Trustors and Trustees of the Gerald A. Massini and Susan B. Massini Living Trust, dated September 22, 1993.




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