

Blain Law
LLC
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2018-005530

Klamath County, Oregon



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05/03/2018 03:08:18 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 1st day of May 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 Black, 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 9 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE – PHASE 1 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-3909-012AC-00600 and Property ID R887306, and commonly referred to as 6530, 6532, and 6534 Onyx Avenue, Klamath Falls, Oregon 97603.

Parcel No. 2:

Lot 5 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE – PHASE 1 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-3909-012BD-05900 and Property ID R887297, and commonly referred to as 6520 and 6522 Onyx Avenue, Klamath Falls, Oregon 97603 and 3705 La Habra Way, Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00.ORS 93.030. 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.

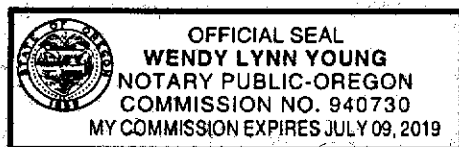
IN WITNESS WHEREOF, said Grantors have executed this instrument this 1 day of May 2018.

Gerald A. Massini Trustee
Gerald A. Massini, Trustor and Trustee

Susan B. Massini Trustee
Susan B. Massini, Trustor and Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 1, 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.



Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7-9-19