

**2018-005694**

**Klamath County, Oregon**

**05/08/2018 10:49:01 AM**

**Fee: \$47.00**

After Recording Return To:

Merrill O'Sullivan, LLP  
c/o Peter A. Christoff  
805 SW Industrial Way, Suite 5  
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Vicki M. Schmidt, Trustee  
65535 Cline Falls Road  
Bend, OR 97703

### **STATUTORY BARGAIN AND SALE DEED**

Victoria M. Schmidt hereby conveys to Vicki M. Schmidt, or her successor(s), as Trustee of the Vicki M. Schmidt Revocable Trust dated May 2, 2018, as may be amended, Grantee, the following-described real property:

**Lot 11 in Block 13 Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

(Commonly known as 3011 Cortez Street, Klamath Falls, Klamath County, Oregon)

The above-described property is free of encumbrances except: (a) all covenants, conditions, restrictions, reservations, easements and any other items of record and those apparent upon the land, if any, as of the date of this deed; and (b) liens for taxes not yet due as of the date of this deed.

The consideration for this transfer is other value given or promised.  
This deed is given for estate planning purposes.

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

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MERRILL O'SULLIVAN, LLP  
805 SW INDUSTRIAL WAY, SUITE 5  
BEND, OREGON 97702  
541-389-1770

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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

Victoria M. Schmidt  
Victoria M. Schmidt

Dated: May 2, 2018

STATE OF OREGON                 )  
  ) ss.  
County of Deschutes                 )

This Statutory Bargain and Sale Deed was acknowledged before me on this 2<sup>nd</sup> day of May, 2018, by Victoria M. Schmidt.

Nancy Jo Ryan  
Notary Public for Oregon

