

2018-007032

Klamath County, Oregon



00223642201800070320030032

06/11/2018 03:38:07 PM

Fee: \$92.00

Bjorn Bengtson

Returned at Counter

After recording, return to:

Rebecca W. Bengtson
6864 S. 3000 E.
Cottonwood Heights, Utah
84121

Until a change is requested,
all tax statements should be sent to:

Rebecca W. Bengtson
6864 S. 3000 E.
Cottonwood Heights, Utah
84121

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Rebecca Ann Wells Bengtson, Trustee of the WM. A. Wells Living Trust dated
March 11, 1999

CONVEYS to the grantee,

Bjorn Noah Bengtson and Rebecca Wells Bengtson not as tenants in common,
but with rights of survivorship

the following described real property:

Lots 15 and 16 in Block 21 of Tract No. 1027-Mt. Scott Meadows, according to
the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon

And commonly known as:

Parcel ID:

The true and actual consideration this conveyance is \$ 15,800.00

Source of Title:

This conveyance is made subject to:

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this

day of June 7, 2018.

Signature

Rebecca Ann Wells Bengtson TTEE

Print Name

Rebecca Ann Wells Bengtson trustee of the WM A. Wells
Living Trust dated March 11, 1999

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF UTAH

COUNTY OF Salt Lake

On this 7 day of June, 2018, before me, Notary Public in and for
said state, personally appeared Rebecca Bengtson

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me she freely executed the same.

Signature: Whitney Rees

Print Name: Whitney Rees

Title: Notary

My Commission Expires: March 13, 2022

